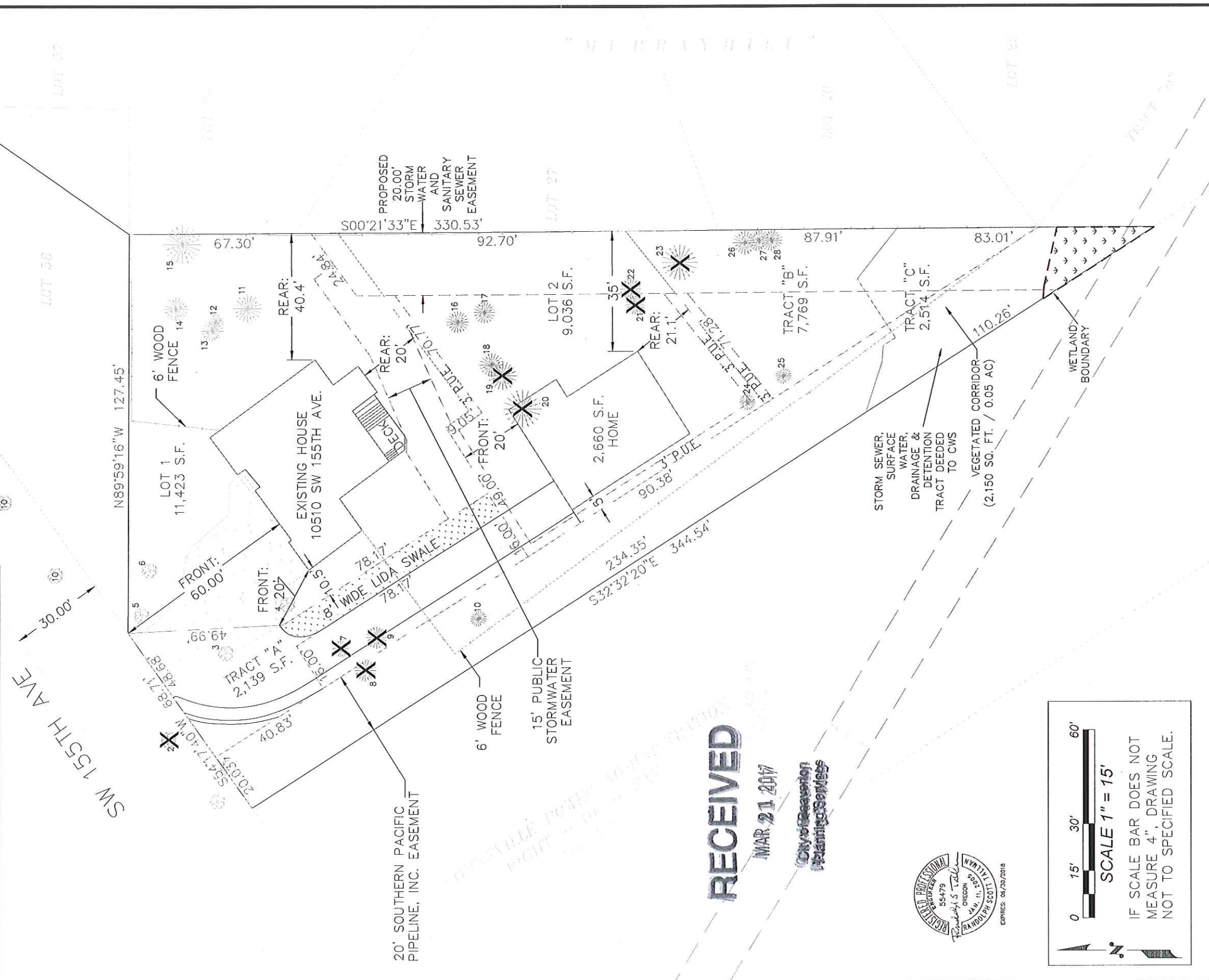


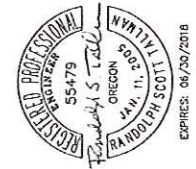
EXHIBIT 29

LEGEND:

CENTERLINE	---
EASEMENT	---
FENCE	---
PROPERTY LINE	---



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 MAR 21 2017
 City of Beaverton
 Planning Services



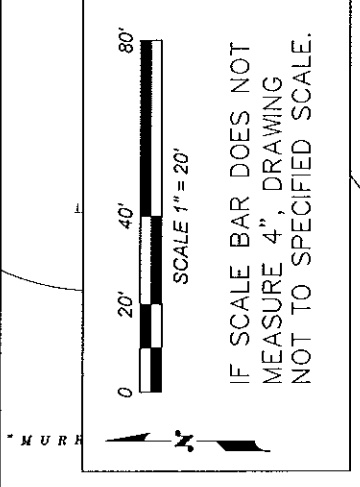
0 15' 30' 60'
SCALE 1" = 15'
 IF SCALE BAR DOES NOT MEASURE 4", DRAWING NOT TO SPECIFIED SCALE.

R&T ENGINEERING LLC <small>PHONE: 503 878 3643 EMAIL: RANDYTALLMAN@CANBY.COM 2073 N MAPLE STREET CANBY, OR 97013</small>	CHECKED BY: JMS	SHEET 2 of 17
	DRAWN BY: RST	March 21, 2017
	2-Lot Partition Plan (Rev. 3/21/17)	

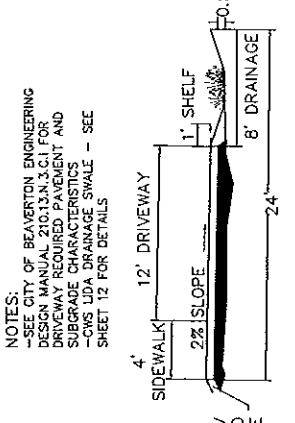
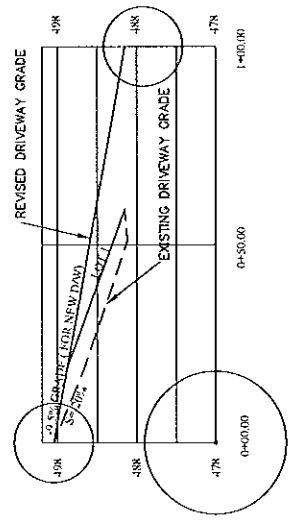
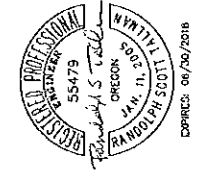
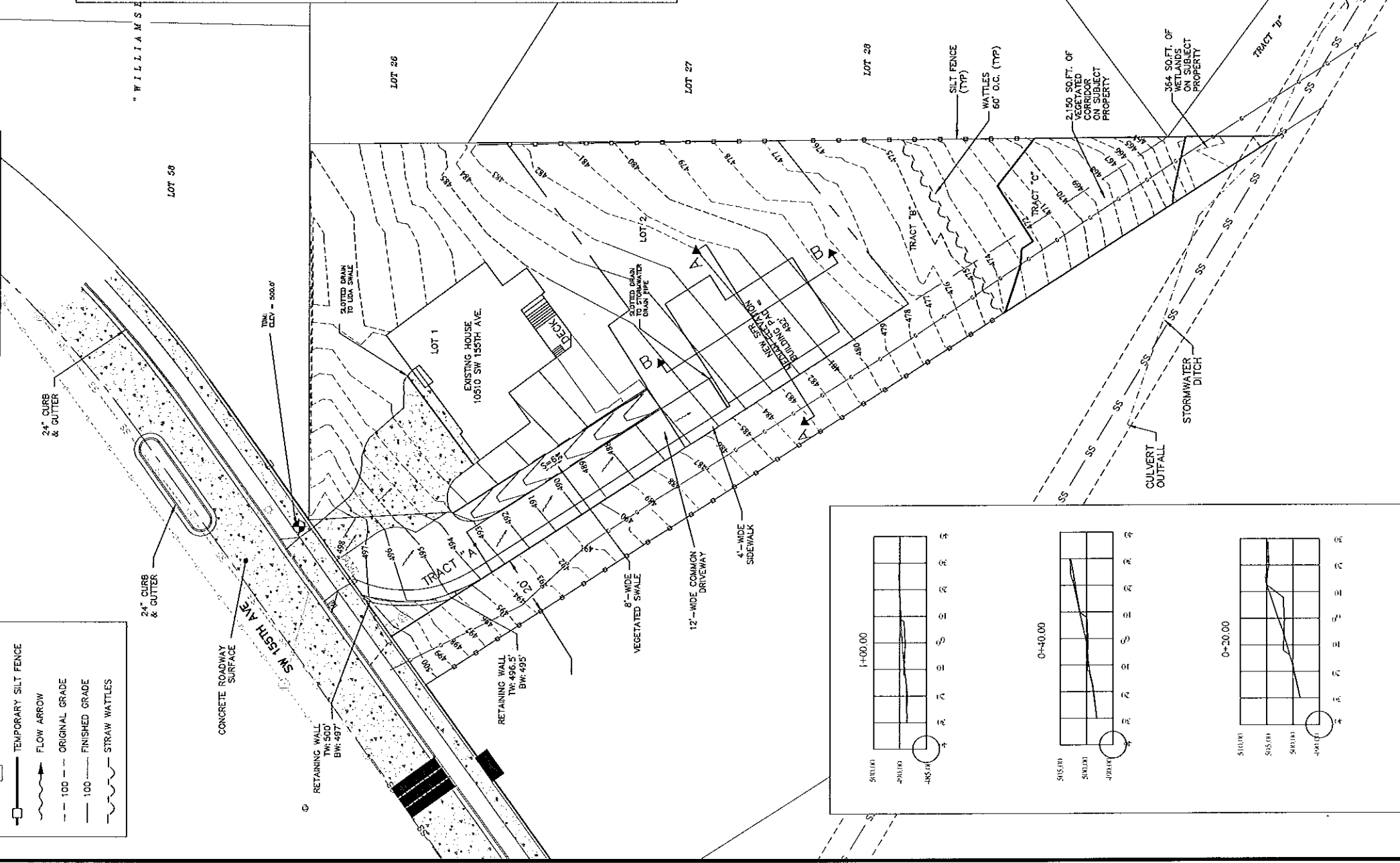
- LEGEND:**
- STORM SEWER MANHOLE
 - CATCH BASIN
 - TEMPORARY SILT FENCE
 - FLOW ARROW
 - - - ORIGINAL GRADE
 - FINISHED GRADE
 - ~ STRAW WATTLES

EROSION CONTROL NOTES

- Contractor shall install and maintain erosion / sedimentation control during construction (only time of the year) per the "Erosion Prevention and Sediment Control Planning and Design Manual" dated Dec. 2000 and Clean Water Services Design and Construction Standards, RCO 07-20, Chapter 6.
- Approval of this erosion / sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
- The implementation of these ESC plans, and construction, maintenance, replacement and upgrading of these ESC facilities is the responsibility of the contractor until construction is completed and approved by the City of Beaverton and vegetation / landscaping is established. The developer shall be responsible for maintenance of ESC after the project is approved and until the lots are sold.
- The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing shall be permitted. The flagging shall be maintained by the applicant / contractor for the duration of the construction.
- The ESC facilities shown on this plan must be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system, roadways, or violate applicable water standards.
- The ESC facilities shown on this plan are minimum requirements for unexcavated site conditions. During construction period, these ESC facilities shall be upgraded as needed for unexpected storm events and to ensure that sediment and sediment-laden water does not leave the site.
- The ESC facilities shall be inspected daily by the applicant / contractor and maintained as necessary to ensure their continued functioning.
- The ESC facilities on inactive sites shall be inspected and maintained a minimum of once every two weeks or within 24 hours following a storm event.
- Removal of trapped sediment in a sediment basin or sediment trap must occur when the sediment retention capacity has been reduced by fifty (50) percent and at completion of the project.
- Stabilized gravel entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clear for the duration of the project.
- Storm drain inlets, basins and area drains shall be protected until pavement surfaces are completed and / or vegetation is re-established.
- Pavement surfaces and vegetation are to be placed as rapidly as possible.
- Seeding shall be performed no later than September 1st for each phase of construction.
- If there are exposed soils, or soils are not fully established from October 1st through May 31st, the wet weather erosion control measures will be in effect. See Chapter 6 of the Erosion Prevention and Sediment Control Planning and Design Manual for requirements.
- ESC measures shall be removed by the developer / owner when vegetation is fully established.
- Notify City of Beaverton Construction Inspector 24 hours prior to any work on this site.



10510 SW 155TH AVE
BEAVERTON, OR 97007



PAGE 4 of 17
March 21, 2017
SCALE: 1"=20'

2-Lot Partition-10510 SW 155th Ave
T: 1S, R: 1W, Sec: 32BD, TL: 100
Site Grading/Erosion Control

CHECKED BY: JMS
DRAWN BY: RST

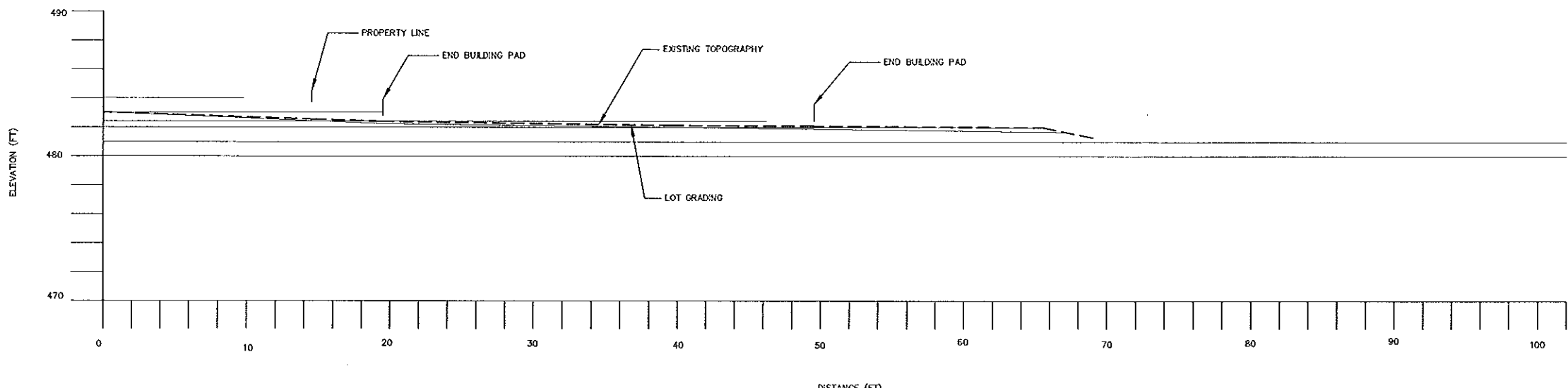
R&T ENGINEERING LLC

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EMAIL: RANDYT@TALLMANOCARBY.COM
2073 N MAPLE STREET
CANBY, OR 97013

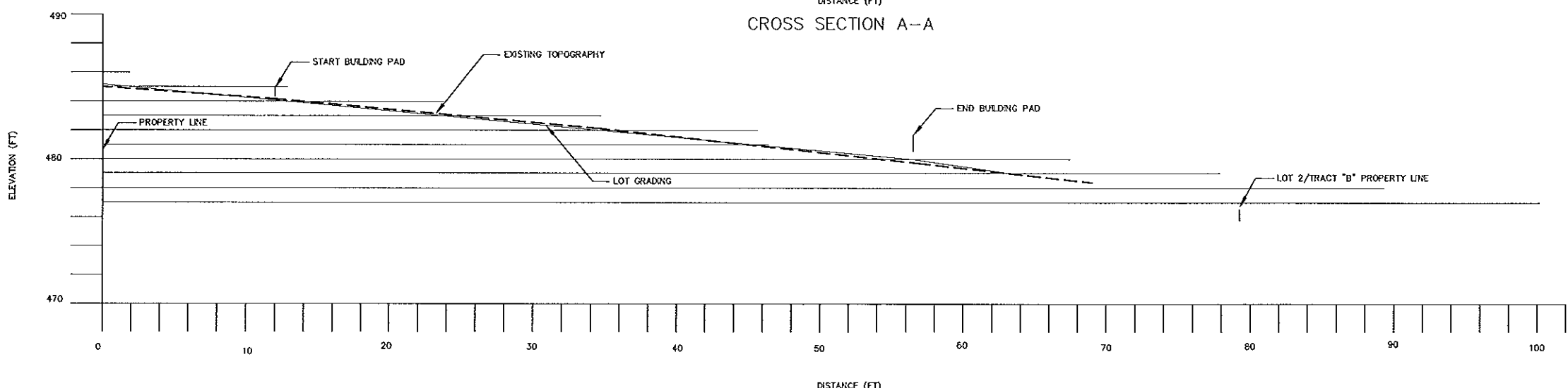
LEGEND:
 - - - EXISTING TOPOGRAPHY
 — LOT GRADING

10510 SW 155TH AVE
 BEAVERTON, OR 97007

GRADING NOTES
 1. Lots to use stepped foundation at grades shown
 2. Lots to meet maximum housing height of 35' for R5 zoning
 3. Landscaping walls per City of Beaverton Standard Block Wall Drawing No. 270 under 2 feet in height may be used without engineering



CROSS SECTION A-A



CROSS SECTION B-B



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DRAWN BY: RST

PAGE 5 of 17

March 21, 2017

SCALE: Non-Std.

2-Lot Partition-10510 SW 155th Ave

T: 1S, R: 1W, Sec: 32BD, TL: 100

Grading Profiles - Lot 2

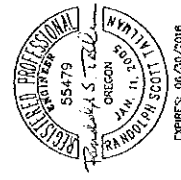
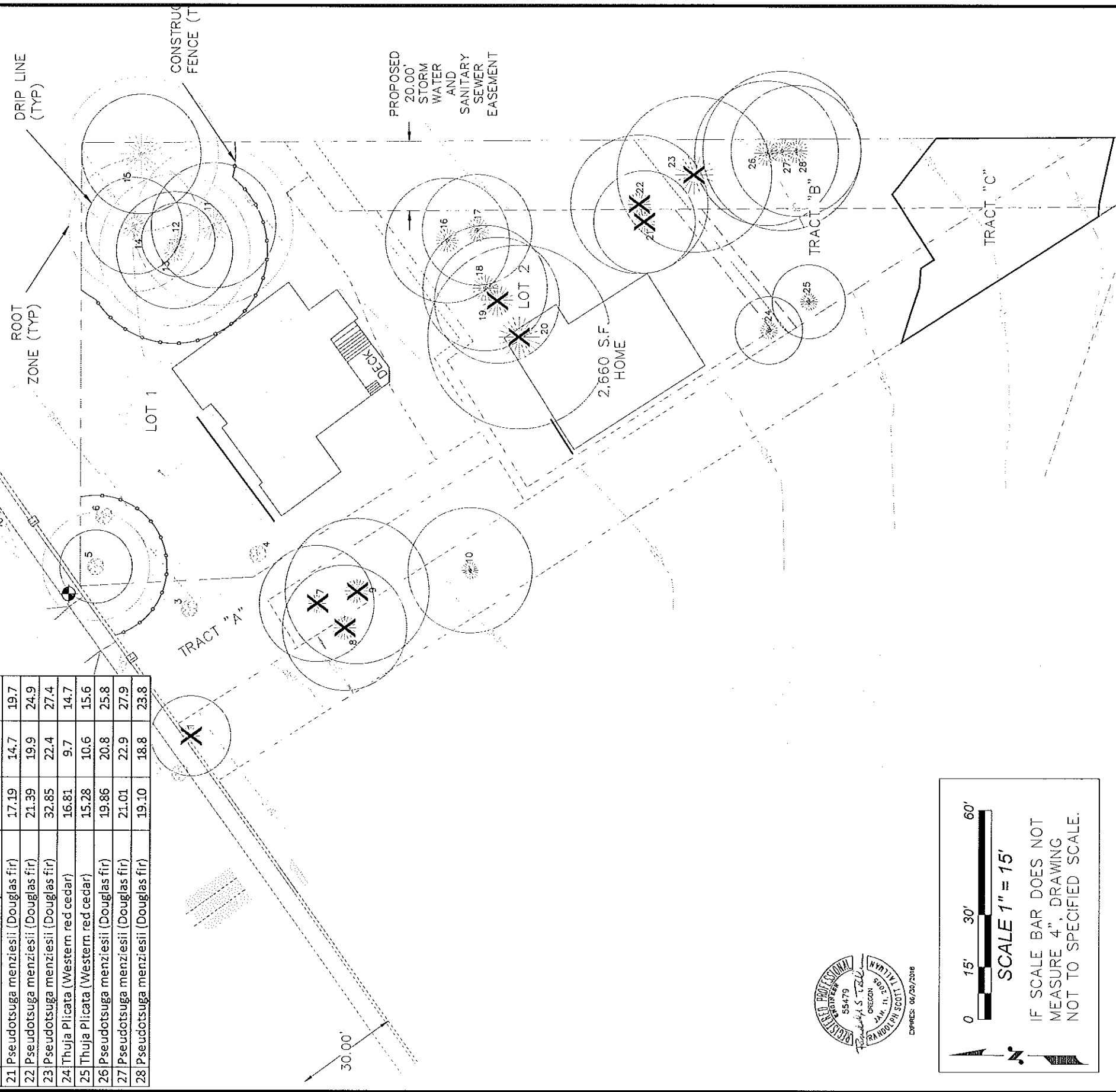
Tree Species	DBH (Inches)	Dripline Radius (Feet)	Root Zone Radius (Feet)
1 Pseudotsuga menziesii (Douglas fir)	12.61	11.5	16.5
2 Street tree			
3 Tree did not meet DBH Requirements			
4 Tree did not meet DBH Requirements			
5 Jacquemontii birch (Betula jacquemontii)	10.89	10.5	15.5
6 Tree did not meet DBH Requirements			
7 Cedrus deodara (Deodar cedar)	16.04	16.7	21.7
8 Cedrus deodara (Deodar cedar)	23.30	18.0	23.0
9 Cedrus deodara (Deodar cedar)	21.77	20.9	25.9
10 Pseudotsuga menziesii (Douglas fir)	9.93	9.4	14.4
11 Pseudotsuga menziesii (Douglas fir)	24.06	18.0	23.0
12 Pseudotsuga menziesii (Douglas fir)	14.13	10.6	15.6
13 Pseudotsuga menziesii (Douglas fir)	19.86	16.8	21.8
14 Pseudotsuga menziesii (Douglas fir)	22.15	13.9	18.9
15 Pseudotsuga menziesii (Douglas fir)	28.65	17.2	22.2
16 Pseudotsuga menziesii (Douglas fir)	20.63	17.9	22.9
17 Acer macrophyllum (Big leaf maple)	20.63	15.9	20.9
18 Pseudotsuga menziesii (Douglas fir)	24.83	18.0	23.0
19 Pseudotsuga menziesii (Douglas fir)	27.12	18.1	23.1
20 Pseudotsuga menziesii (Douglas fir)	33.61	26.4	31.4
21 Pseudotsuga menziesii (Douglas fir)	17.19	14.7	19.7
22 Pseudotsuga menziesii (Douglas fir)	21.39	19.9	24.9
23 Pseudotsuga menziesii (Douglas fir)	32.85	22.4	27.4
24 Thuja plicata (Western red cedar)	16.81	9.7	14.7
25 Thuja plicata (Western red cedar)	15.28	10.6	15.6
26 Pseudotsuga menziesii (Douglas fir)	19.86	20.8	25.8
27 Pseudotsuga menziesii (Douglas fir)	21.01	22.9	27.9
28 Pseudotsuga menziesii (Douglas fir)	19.10	18.8	23.8

LEGEND:

- DECIDUOUS TREE
- EVERGREEN TREE
- REMOVE DECIDUOUS TREE
- REMOVE EVERGREEN TREE
- DRIP LINE
- ROOT ZONE

NOTES:

- NINE COMMUNITY TREES TO BE REMOVED.
- DEVELOPMENT MEETS THRESHOLD FOR TYPE 2 TREE PLAN.
- ORANGE CONSTRUCTION FENCE TO BE PLACED 5 FT BEYOND ROOT ZONE OF PROTECTED TREE OR AS INDICATED BY PLAN.
- FENCE SHALL BE 4 FT TALL AND SECURED WITH 6 FT METAL POSTS DRIVEN 2 FT INTO GROUND.
- COLORLED FLAGGING TO BE PLACED ON METAL POSTS EVERY 5 FT TO INDICATE TREE PROTECTION ZONE.



0 15' 30' 60'

SCALE 1" = 15'

IF SCALE BAR DOES NOT MEASURE 4", DRAWING NOT TO SPECIFIED SCALE.

<p>R&T ENGINEERING LLC</p> <p>PHONE: 503.878.3543 EMAIL: RANDYTALLMAN@R&T-ENR.COM 2073 N MAPLE STREET CANBY, OR 97013</p>	<p>CHECKED BY: JMS</p> <p>DRAWN BY: RST</p>	<p>2-Lot Partition-10510 SW 155th Ave</p> <p>T: 1S, R: 1W, Sec: 32BD, TL: 100</p> <p>Tree Plan (Rev. 3/21/17)</p>	<p>PAGE 6 of 17</p> <p>March 21, 2017</p> <p>SCALE: 1"=15'</p>
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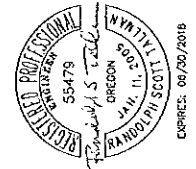
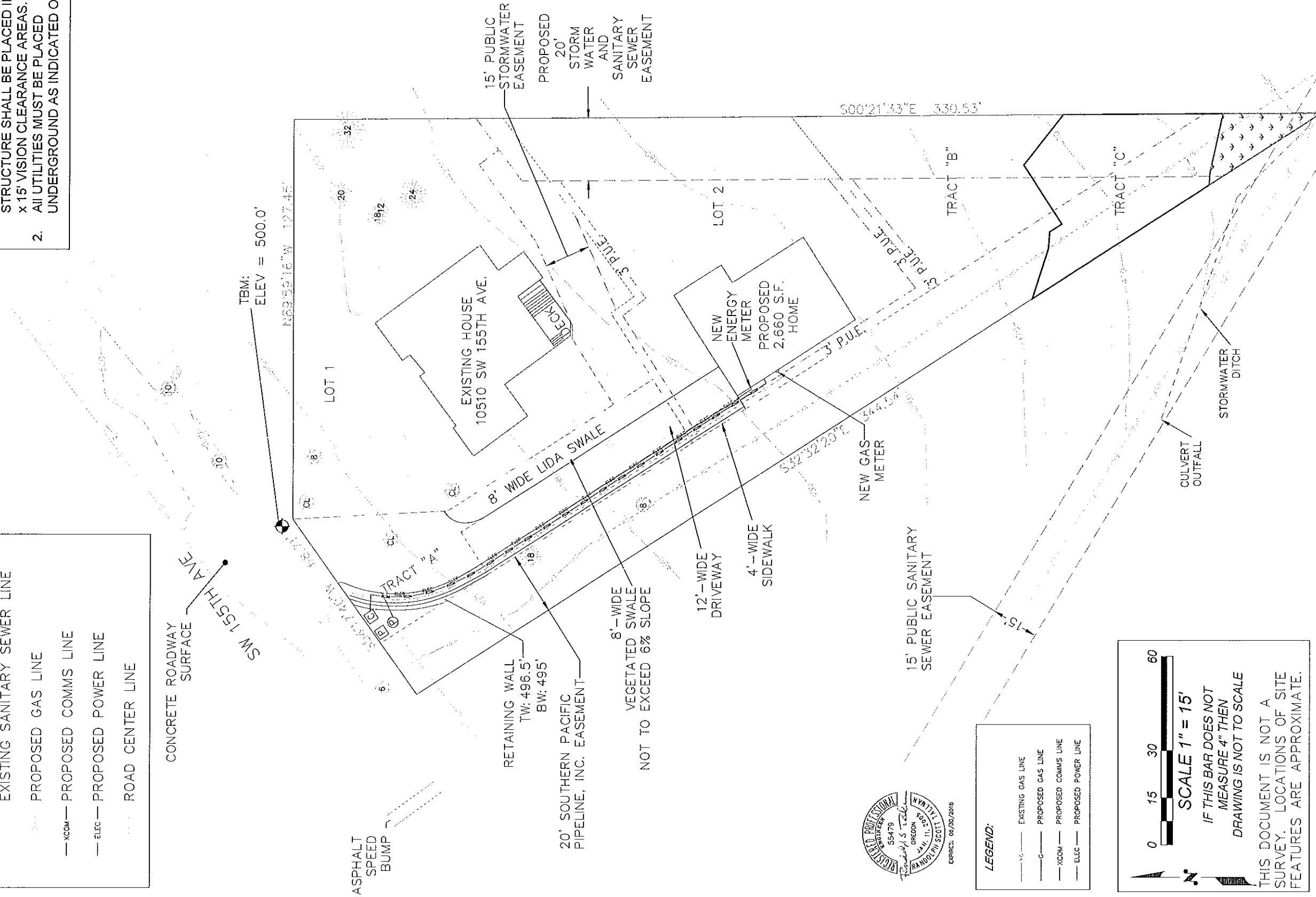
LEGEND:

- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED GAS LINE
- XCOM--- PROPOSED COMMS LINE
- ELEC --- PROPOSED POWER LINE
- ROAD CENTER LINE

CONCRETE ROADWAY SURFACE

NOTE:

1. NO FENCE, BERM, WALL, COMMERCIAL SIGN, VEHICLE, HEDGE, OFF-STREET PARKING SPACE, PLANTING, OR STRUCTURE SHALL BE PLACED IN THE 15' x 15' VISION CLEARANCE AREAS.
2. ALL UTILITIES MUST BE PLACED UNDERGROUND AS INDICATED ON PLANS.



- LEGEND:**
- EXISTING GAS LINE
 - PROPOSED GAS LINE
 - XCOM--- PROPOSED COMMS LINE
 - ELEC --- PROPOSED POWER LINE

0 15 30 60
SCALE 1" = 15'
 IF THIS BAR DOES NOT MEASURE 4" THEN DRAWING IS NOT TO SCALE

THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE.

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 CANBY, OR 97013

CHECKED BY: JMS

DRAWN BY: RST

2-Lot Partition-10510 SW 155th Ave

T: 1S, R: 1W, Sec: 32BD, TL: 100

Utilities Plan (Rev. 3/21/17)

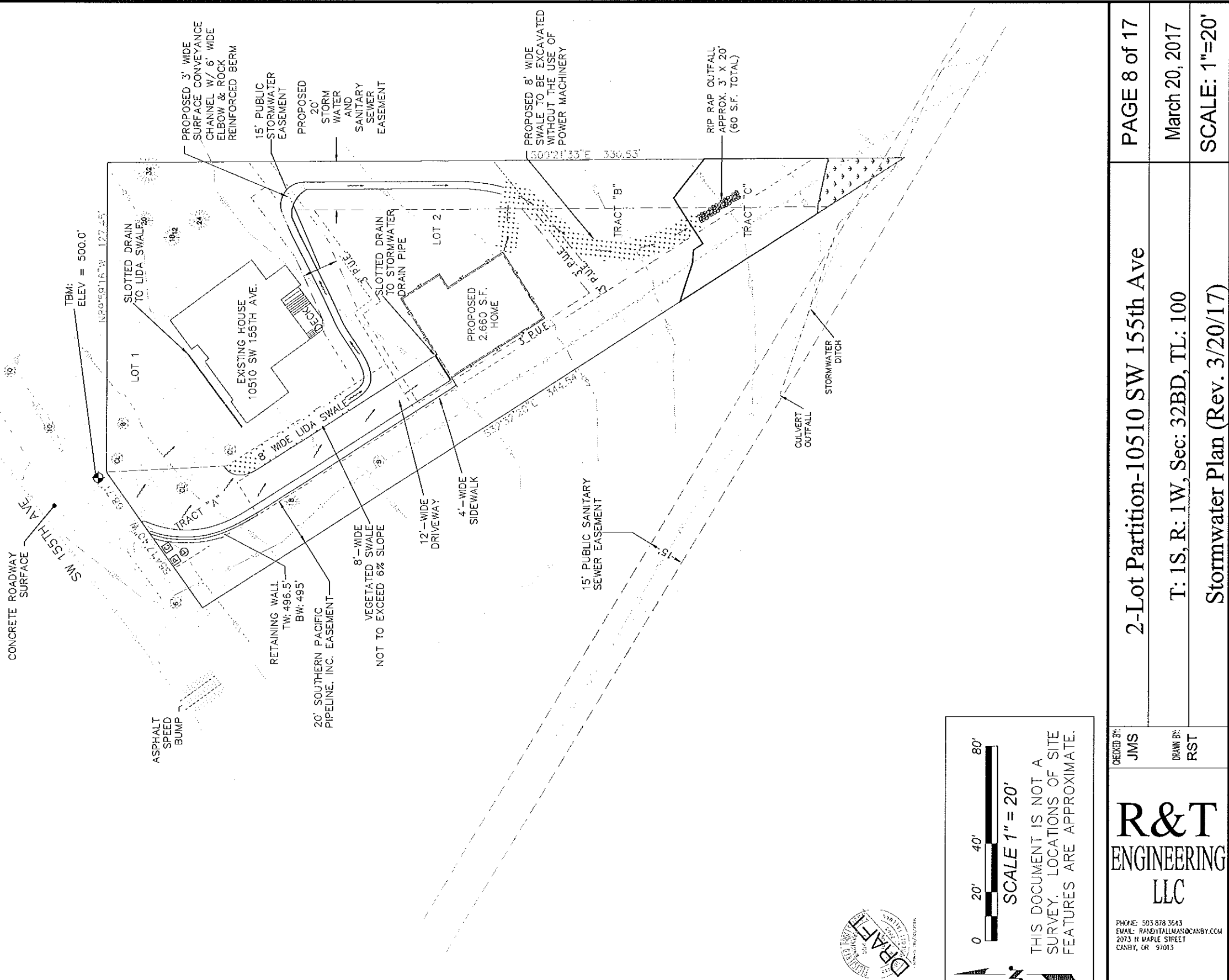
PAGE 7 of 17

March 21, 2017

SCALE: 1"=15'


- LEGEND:**
- STORM MANHOLE
 - CATCH BASIN
 - PROPOSED STORM LINE
 - ROAD CENTER LINE

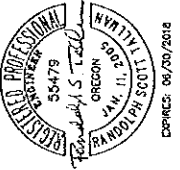
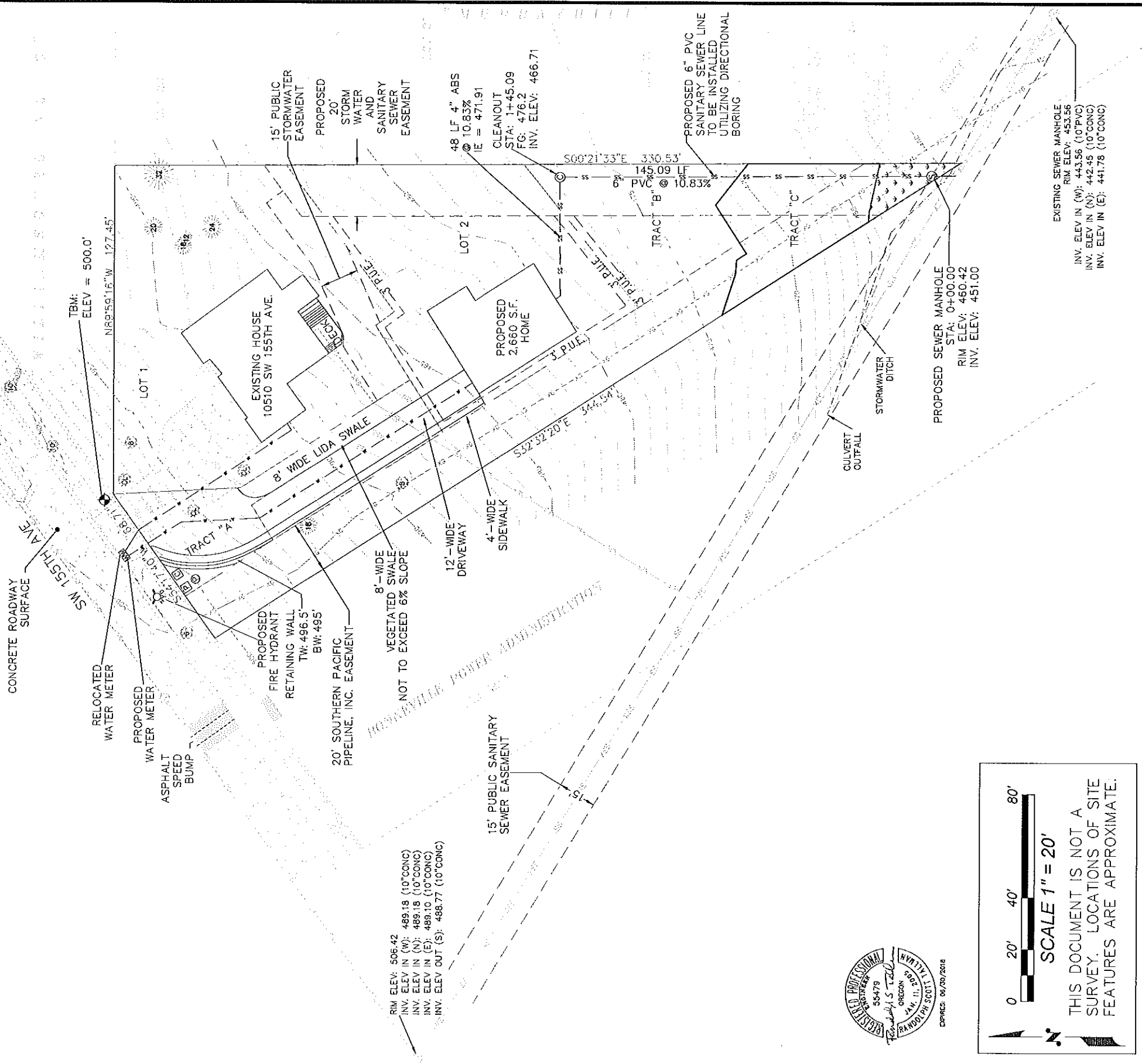
- NOTES:**
1. PROPOSED 12' DRIVEWAY AND 4' SIDEWALK AT 2% CONTINUOUS SLOPE TO DRAIN TO DITCH ON EAST SIDE. SEE SHEET 4 FOR DRIVEWAY CROSS SECTION.
 2. PROPOSED 6" PVC SANITARY SEWER LINE TO BE INSTALLED UTILIZING DIRECTIONAL BORING. CHECK DAMS TO BE INSTALLED AT EVERY 10' OF SWALE LENGTH FOR SLOPES > 20H:1V.
 - 3.



<p>R&T ENGINEERING LLC</p> <p>PHONE: 503.878.3643 EMAIL: RANDY@TALLMANENGINEERING.COM 2073 N MAPLE STREET CANBY, OR 97013</p>	<p>CHECKED BY: JMS</p> <p>DRAWN BY: RST</p>	<p>2-Lot Partition-10510 SW 155th Ave</p> <p>T: 1S, R: 1W, Sec: 32BD, TL: 100</p> <p>Stormwater Plan (Rev. 3/20/17)</p>	<p>PAGE 8 of 17</p> <p>March 20, 2017</p> <p>SCALE: 1"=20'</p>

LEGEND:

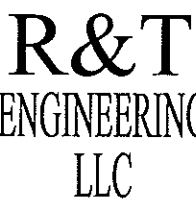
-  SANITARY MANHOLE
-  WATER VALVE
-  WATER METER
-  FIRE HYDRANT
-  SANITARY SEWER LINE
-  WATER LINE
-  PROPOSED SANITARY LINE
-  PROPOSED WATER LINE

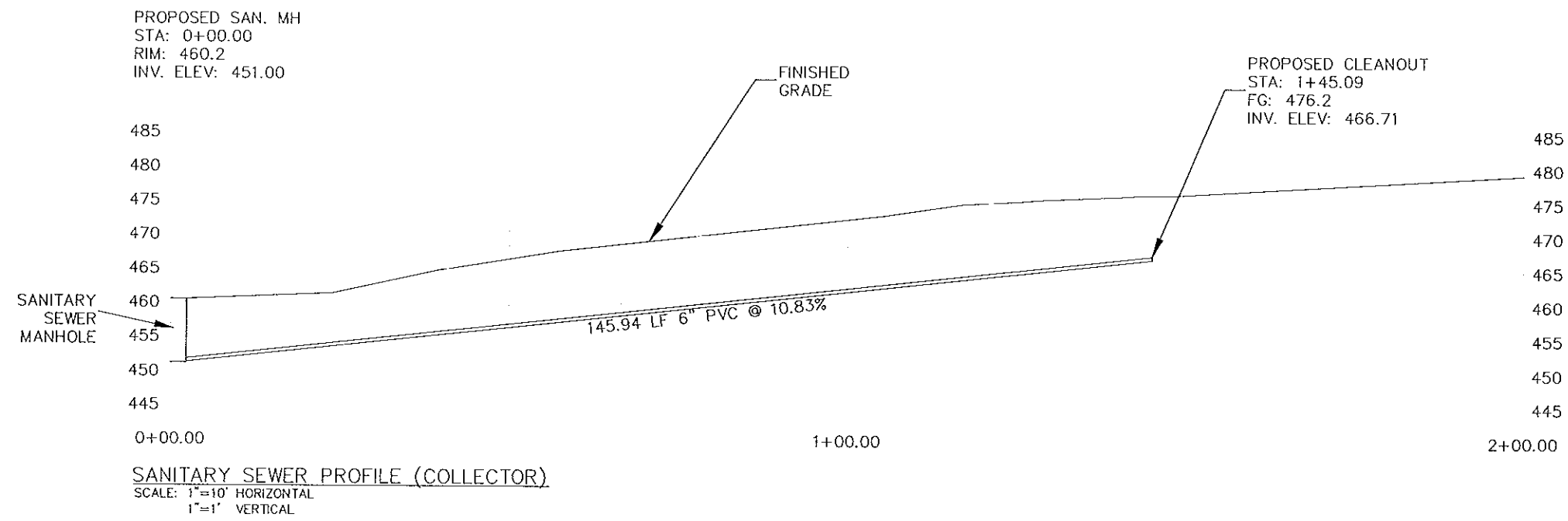


0 20' 40' 80'

SCALE 1" = 20'

THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE.

 <p>PKF#E: 503.878.3643 EMAIL: RANDYTALLMAN@R&T.COM 2073 N MAPLE STREET CANBY, OR 97013</p>	CHECKED BY: JMS	DRAWN BY: RST
	2-Lot Partition-10510 SW 155th Ave	
	T: 1S, R: 1W, Sec: 32BD, TL: 100 Sanitary Sewer & Water Plan (Rev. 3/21/17)	
PAGE 9 of 17	March 21, 2017 SCALE: 1"=20'	



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 CANBY, OR 97013

CHECKED BY:
 JMS

DRAWN BY:
 RST

2-Lot Partition-10510 SW 155th Ave
 T: 1S, R: 1W, Sec: 32BD, TL: 100
 Sanitary Sewer Profile (Rev. 3/21/17)

PAGE 10 of 17
 March 21, 2017
 SCALE: H: 1"=10'
 V: 1"=1'