

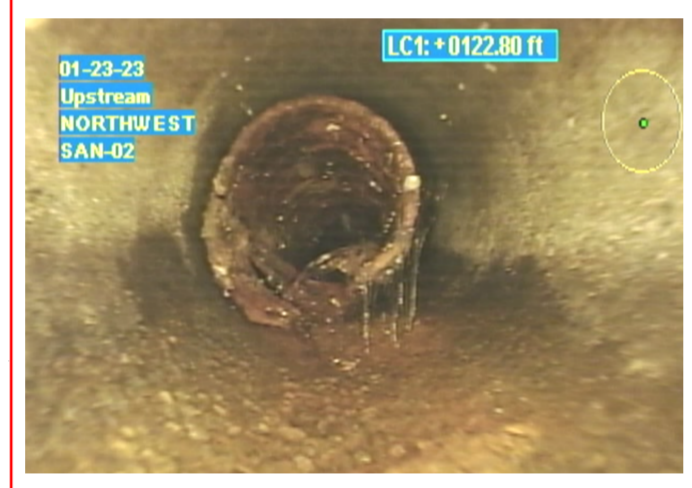
WATER & WASTE SERVICE CALCULATIONS - WESTGATE & HALL							
(BASED ON APPENDIX 'A' AND TABLE 702.1/703.2 OF THE 2021 OREGON PLUMBING SPECIALTY CODE)							
FIXTURE QUANTITY	DESCRIPTION	DOMESTIC WATER				SANITARY SEWER	
		APPENDIX 'A'	TOTAL FIXTURE UNITS			TABLE 7-3	TOTAL FIXTURE UNITS
PUBLIC GENERAL USE		PUBLIC GENERAL USE	COLD WATER	(.75) COLD WATER	(.75) HOT WATER	PUBLIC GENERAL USE	
LIVING UNITS							
265	BATHTUB	4.00	1060.00	795.00	795.00	2.00	530.00
240	DISHWASHER	1.50	360.00	---	360.00	---	---
265	LAVATORY	1.00	265.00	198.75	198.75	1.00	265.00
240	SINK	1.50	360.00	270.00	270.00	2.00	480.00
240	CLOTHES WASHER	4.00	960.00	720.00	720.00	3.00	720.00
265	WATER CLOSET, 1.28 GPF, FLUSH TANK	2.50	662.50	662.50	---	3.00	795.00
COMMON AREAS							
3	RETAIL	10.00	30.00	22.50	22.50	3.00	9.00
1	HOSE BIBB	2.50	2.50	---	---	---	---
5	HOSE BIBB, EACH ADDITIONAL	1.00	5.00	---	---	---	---
3	LAVATORY	1.00	3.00	2.25	2.25	1.50	4.50
5	SERVICE SINK OR MOP BASIN	3.00	15.00	11.25	11.25	3.00	15.00
3	SINK	1.50	4.50	3.38	3.38	2.00	6.00
3	WATER CLOSET, 1.28 GPF, FLUSH TANK	2.50	7.50	7.50	---	4.00	12.00
	TOTAL		3727.50	2685.63	2383.13		2836.50
	FLOW IN GPM		510	400	360		
	SERVICE SIZE TO BUILDING		6"	6"	6"		8"

- LEGEND**
- DECIDUOUS TREE W/SIZE NOTED
 - PINE TREE W/SIZE NOTED
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER METER
 - WATER VALVE
 - WATER VAULT
 - SANITARY SEWER CLEAN OUT
 - SANITARY SEWER MANHOLE
 - STORM SEWER CLEAN OUT
 - STORM SEWER CATCH BASIN
 - STORM SEWER MANHOLE
 - MAILBOX
 - BOLLARD
 - GAS METER
 - POWER VAULT
 - ELECTRICAL METER
 - POWER JUNCTION BOX
 - POWER TRANSFORMER
 - STREET LIGHT
 - PRIVATE LIGHT
 - TELEPHONE/TELEVISION VAULT
 - TELEPHONE/TELEVISION JUNCTION BOX
 - TELEPHONE/TELEVISION RISER
 - TRAFFIC SIGNAL POLE
 - SIGNAL JUNCTION BOX
 - SIGN
 - FOUND SURVEY MONUMENT

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- CURB
- EXTRUDED CURB
- EDGE OF PAVEMENT
- EASEMENT
- FENCE LINE
- POWER LINE
- TELEPHONE LINE
- GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- TRAFFIC SIGNAL WIRE
- WETLAND BOUNDARY



Existing Sanitary Sewer Connection not in use.
8" to 4" SS North West, pipe abandoned 6" below TOG



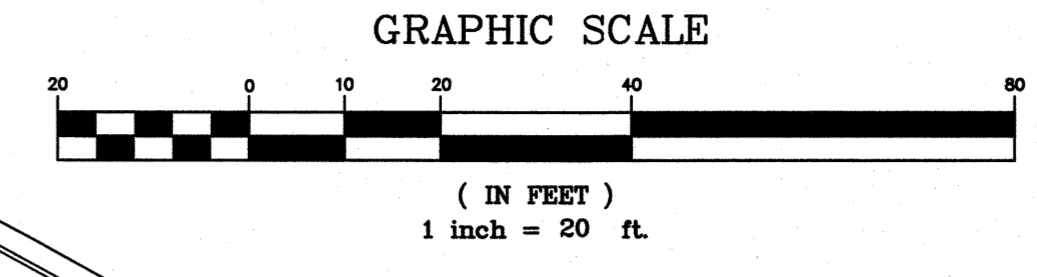
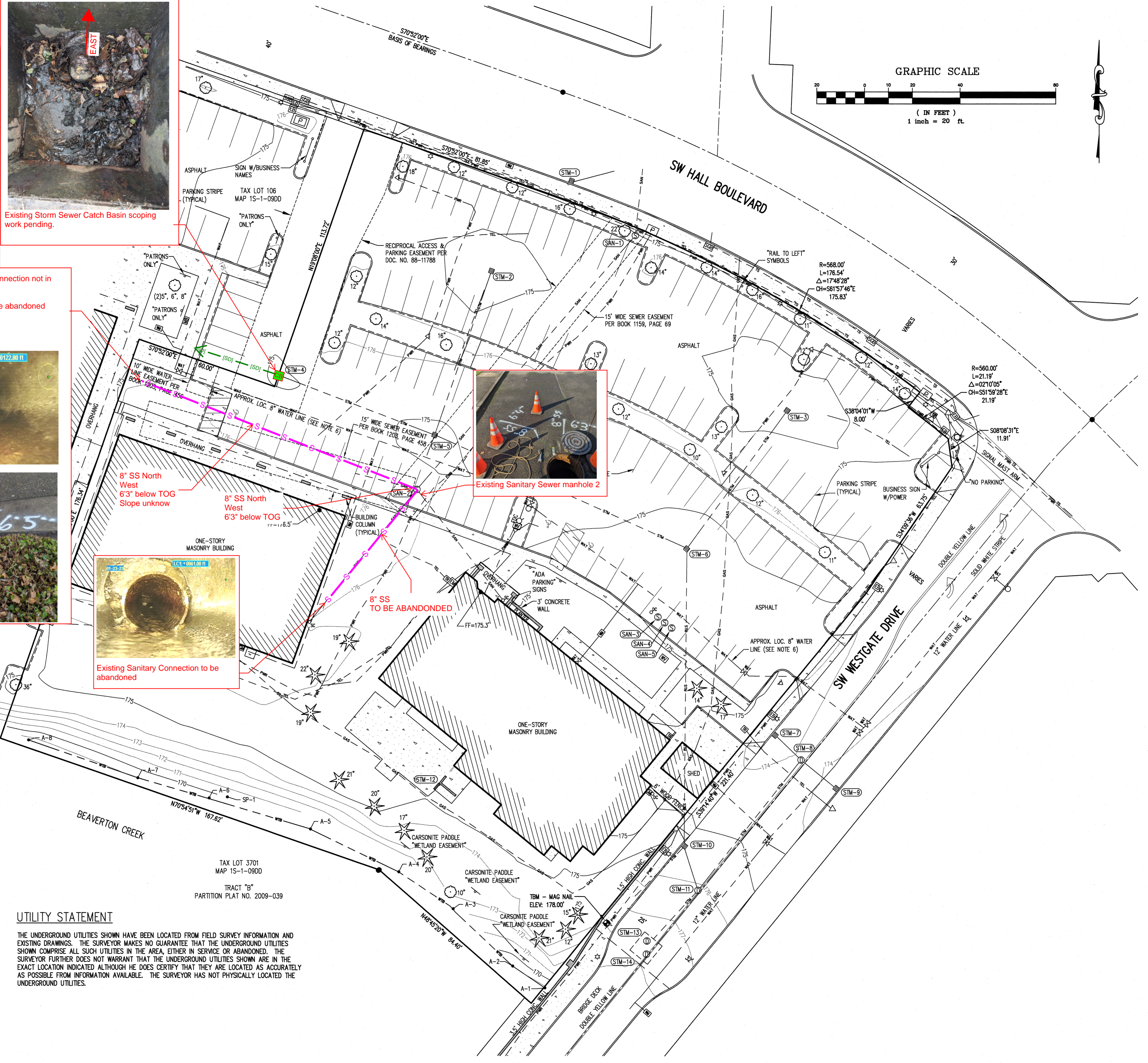
STORM & SANITARY SEWER INFORMATION

STM-1 CATCH BASIN RIM 173.79' 12" OUT (E) 170.2'	STM-8 MANHOLE RIM 174.08' 10" IN (NW) 170.8' 10" IN (SE) 170.7' 12" OUT (SW) 170.6'	SAN-1 MANHOLE RIM 175.22' 8" IN (SW) 166.5' 8" OUT (N) 166.4'
STM-2 CATCH BASIN RIM 174.49' TRAP (S)	STM-9 CATCH BASIN RIM 173.51' 12" OUT (NW) 170.8' 12" OUT (SW) 170.5'	SAN-2 MANHOLE RIM 175.35' 4" IN (SE) 168.7' 4" IN (SW) 168.6' 8" IN (NW) 168.5' 8" OUT (NE) 168.3'
STM-3 CATCH BASIN RIM 174.34' TRAP (S)	STM-10 CATCH BASIN RIM 175.21' 24" IN (N) 170.6' 24" OUT (SE) 170.5' 24" OUT (SW) 170.5'	SAN-3 GREASE TRAP RIM 174.84' BOLTED LID
STM-4 CATCH BASIN RIM 174.82' 6" IN (S) 173.1' 6" IN (W) 172.8' TRAP (E)	STM-11 MANHOLE RIM 176.16' 12" IN (NE) 170.1' 15" IN NW 170.0' 12" OUT (SW) 169.8'	STM-4 GREASE TRAP RIM 174.63' BOLTED LID
STM-5 CATCH BASIN RIM 174.70' 8" IN (W) 172.4' 8" IN (S) 172.4' TRAP (N) & (E)	STM-12 SLOT DRAIN RIM 175.13'	STM-5 GREASE TRAP RIM 174.58' BOLTED LID
STM-6 CATCH BASIN RIM 174.30' 18" IN (NE) 171.5' 21" IN (NW) 171.6' TRAP (S)	STM-13 VAULT RIM 177.65' 12" IN (NE) 169.5'	STM-14 VAULT RIM 177.89' NOT OUTLET OBSERVED
STM-7 CATCH BASIN RIM 173.53' 10" OUT (SE) 170.9'		

- NOTES**
- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON AUGUST 12, 2022.
 - 2) ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 191. IT IS A BRASS DISK SET IN THE SIDEWALK AT THE SOUTHEAST CORNER OF THE BRIDGE ON SW CEDAR HILLS BOULEVARD CROSSING BEAVERTON CREEK. THE BENCHMARK ELEVATION IS 172.55 FEET ON THE NVD 1929 VERTICAL DATUM. THE HORIZONTAL BASIS OF BEARINGS IS ALONG THE NORTHWESTERLY TANGENT CENTERLINE OF SW HALL BOULEVARD PER WASHINGTON COUNTY SURVEY NO. 21,149.
 - 3) EASEMENTS ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 22, 2022 AND ORDER NO. 7000-3966747.
 - 4) UNDERGROUND UTILITY MARKINGS ARE BASED ON LOCATE TICKET NO. 22198911, 22214873, 22214874 AND 22240279.
 - 5) SEVERAL CARSONITE POSTS LABELED AS MARKING A WETLAND EASEMENT WERE OBSERVED ADJACENT TO THE CREEK WHERE SHOWN. OTHERS MAY EXIST BUT THERE IS A THICK BRUSH IN PLACES. THERE IS NO EASEMENT FOR WETLAND PURPOSES DISCLOSED IN THE TITLE REPORT.
 - 6) A CITY OF BEAVERTON WATER LINE CROSSES THROUGH THE PROPERTY APPROXIMATELY WHERE SHOWN. THE UTILITY LOCATOR COULD NOT DETERMINE ITS EXACT LOCATION. THERE IS NOT AN EASEMENT FOR THIS USE DISCLOSED IN THE TITLE REPORT.
 - 7) UTILITY LOCATE MARKINGS ON THE PROPERTY WERE INCOMPLETE AND ARE MAPPED TO THE EXTENTS AS THEY WERE DEPICTED ON THE GROUND.

UTILITY STATEMENT

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



ORTHWEST SURVEYING, INC.
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BEAVERTON, OREGON 97006
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EMAIL: info@orthwestsurveying.com

PORTIONS OF LOTS 17 & 18, STEEL'S ADDITION TO BEAVERTON, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

TOPOGRAPHIC SURVEY
BEAVERTON, OREGON

DRAWING NO.: 2492 TOPO
SCALE: AS NOTED
DRAWING GENERATED BY: L02004
DRAWN BY: BJA
CHECKED BY: SFJ
PREPARED FOR:
CEDAR ST. COMPANIES
1020 W LAWRENCE AVE, STE 300
CHICAGO, IL 60640

REVISIONS:
INITIAL RELEASE: AUG. 18, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR
Scott Field
OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844
RENEWS: 12/31/2023

JOB NUMBER
2492
SHEET
1 OF 1

