

XREF LIST
 Ltscale: 60
 Resolved
 P17849X001
 S17849X190
 O17849XTLTS
 P17849X230

THE RIDGE AT SOUTH COOPER MOUNTAIN

QUASI-JUDICIAL ZONING MAP AMENDMENT | CONDITIONAL USE (PLANNED UNIT DEVELOPMENT) LAND DIVISION (PRELIMINARY SUBDIVISION) | TREE PLAN

81 DETACHED, 29 ATTACHED SINGLE FAMILY LOTS 1 FUTURE MULTIFAMILY DEVELOPMENT LOT

CITY OF BEAVERTON, OREGON

NO.	DATE	BY	REVISION COMMENTS

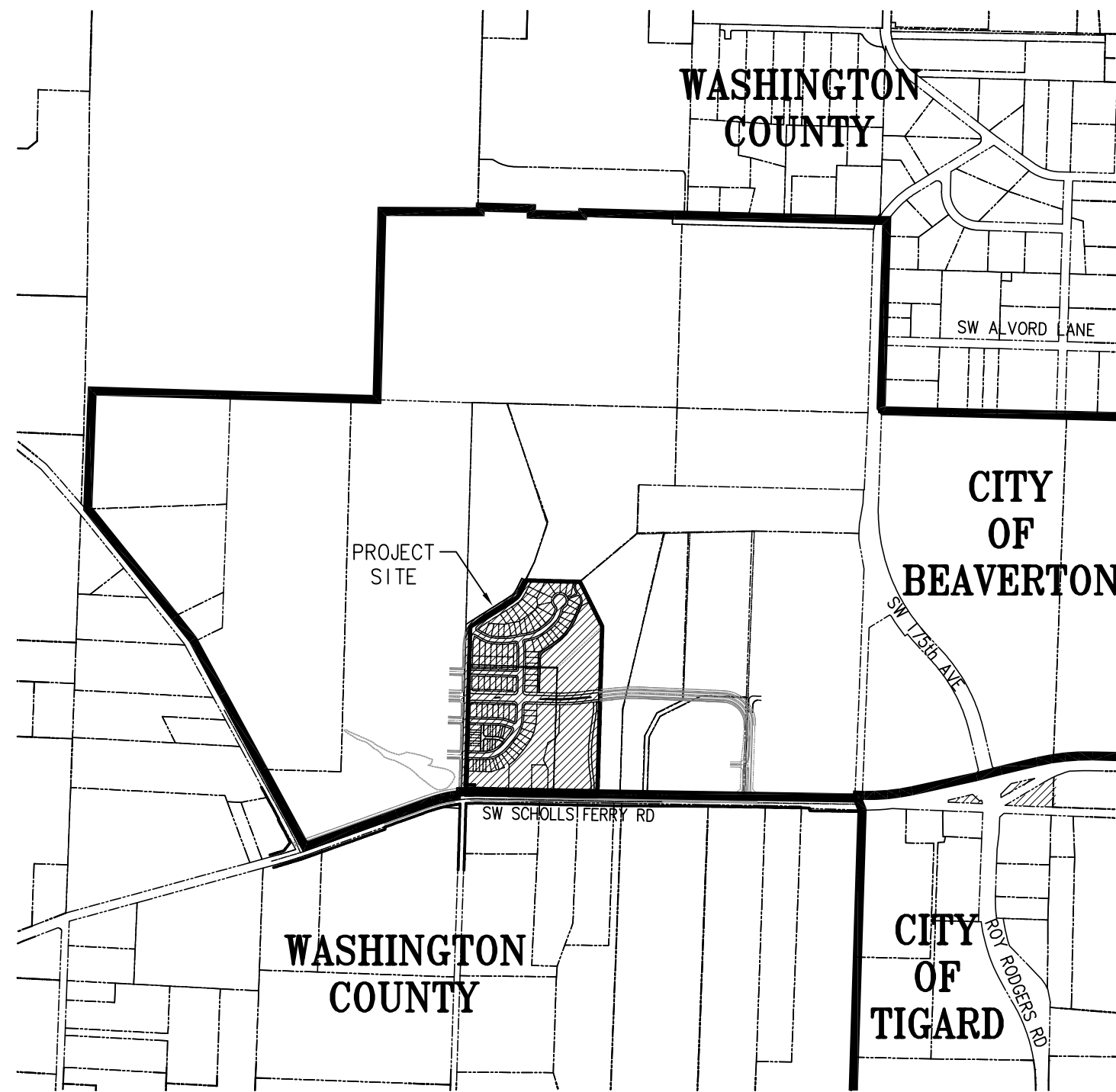
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BDS	MDH	MAP

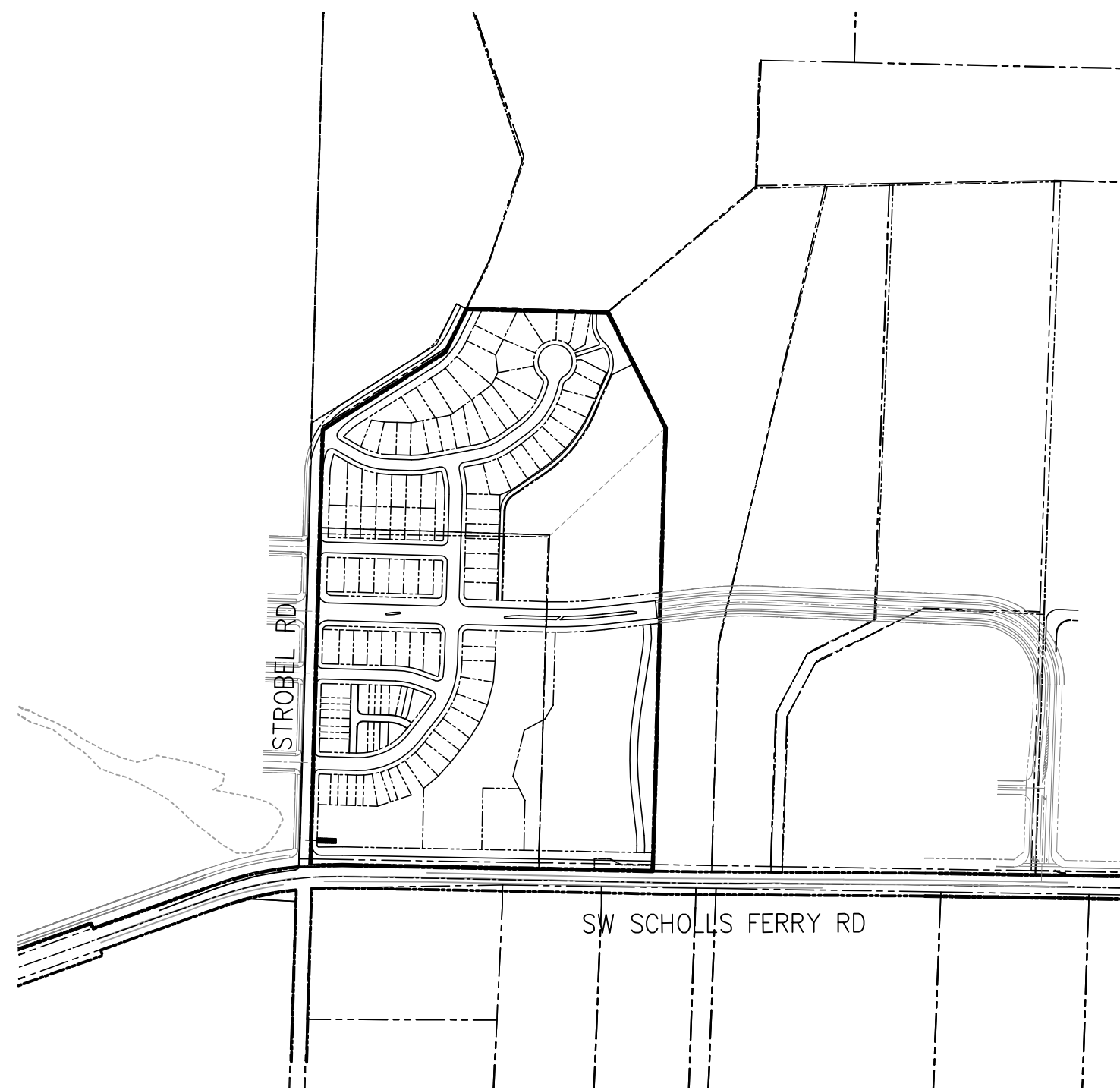
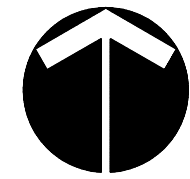
LAND USE SUBMITTAL - FEBRUARY 10, 2017
THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON
 COVER SHEET
 Otak
 HanmiGlobal Partner
 808 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825
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 17849 P17849P00
 Project No. Drawing No.
P0.0
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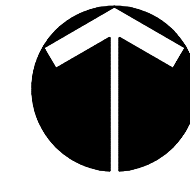
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LTP-3	TREE PLAN
LTP-4	TREE PLAN
LTP-5	TREE PLAN
LTP-6	TREE DATA TABLE
LTP-7	TREE DATA TABLE



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.



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 ADDRESS: 24560 SW MIDDLETON ROAD
 SHERWOOD, OR 97141
 PHONE: (503) 822-5347

SITE INFORMATION

CITY OF BEAVERTON, OREGON
 27.9 ACRES
 18185 SW SCHOLLS FERRY RD (TL 2S1060000500)
 18407 SW SCHOLLS FERRY RD (TL 2S1060000600)

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THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON
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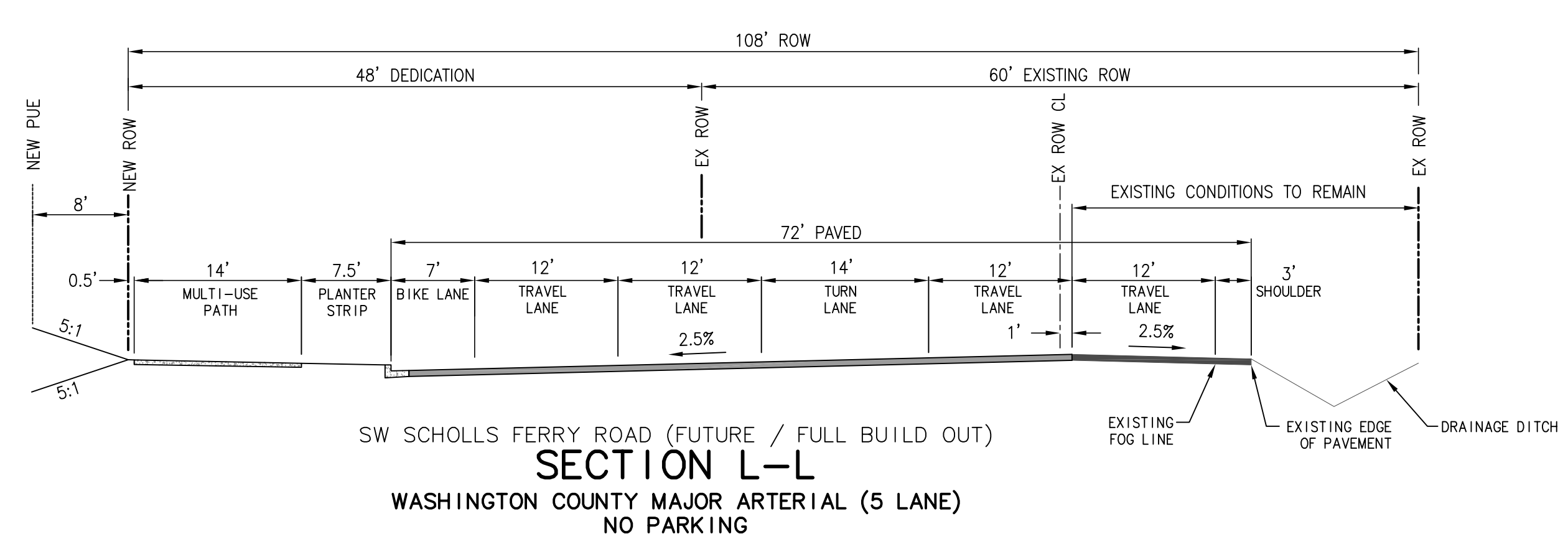
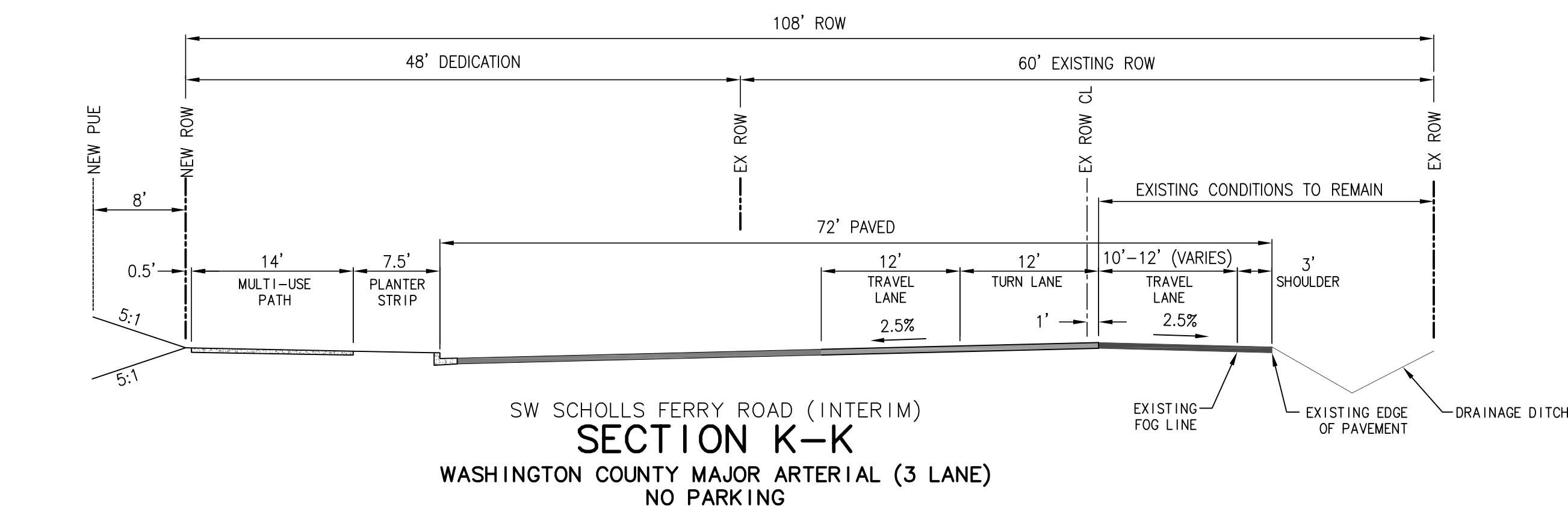
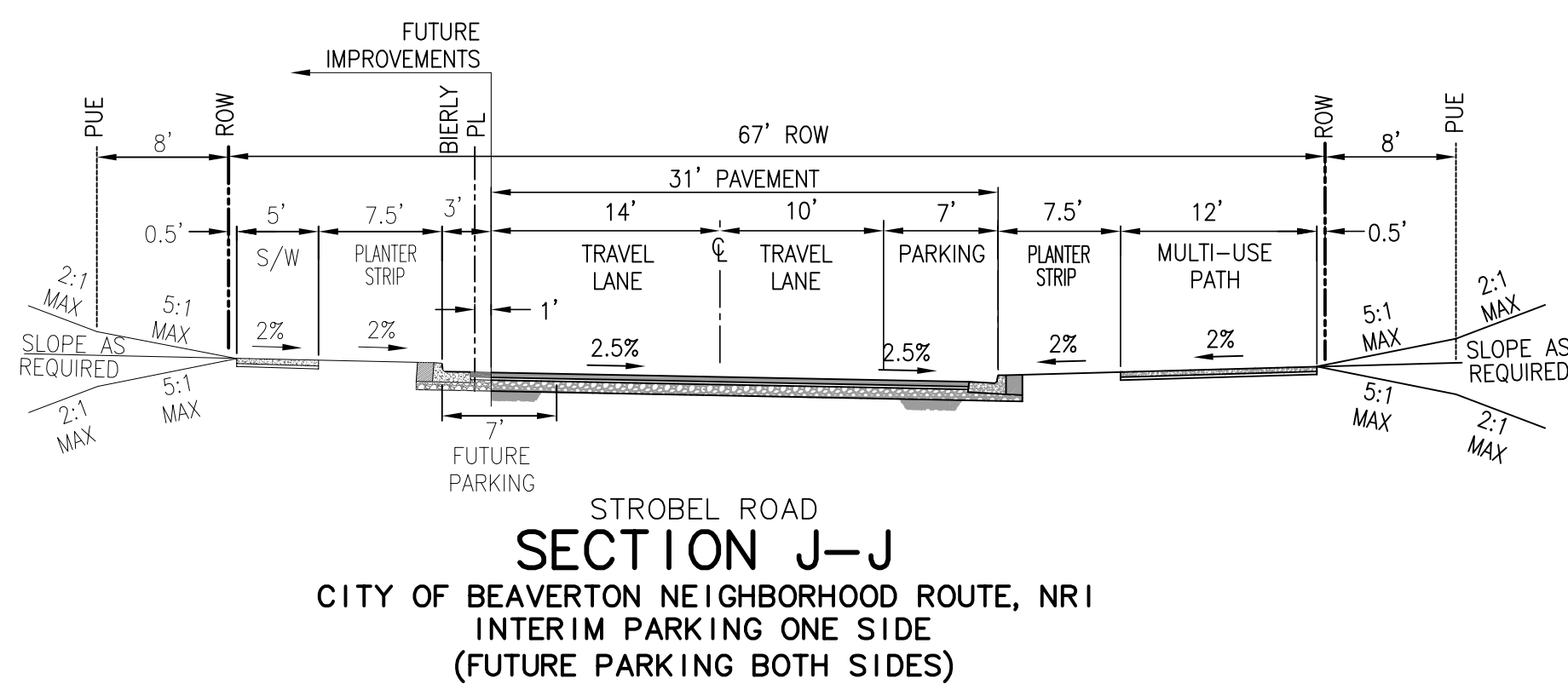
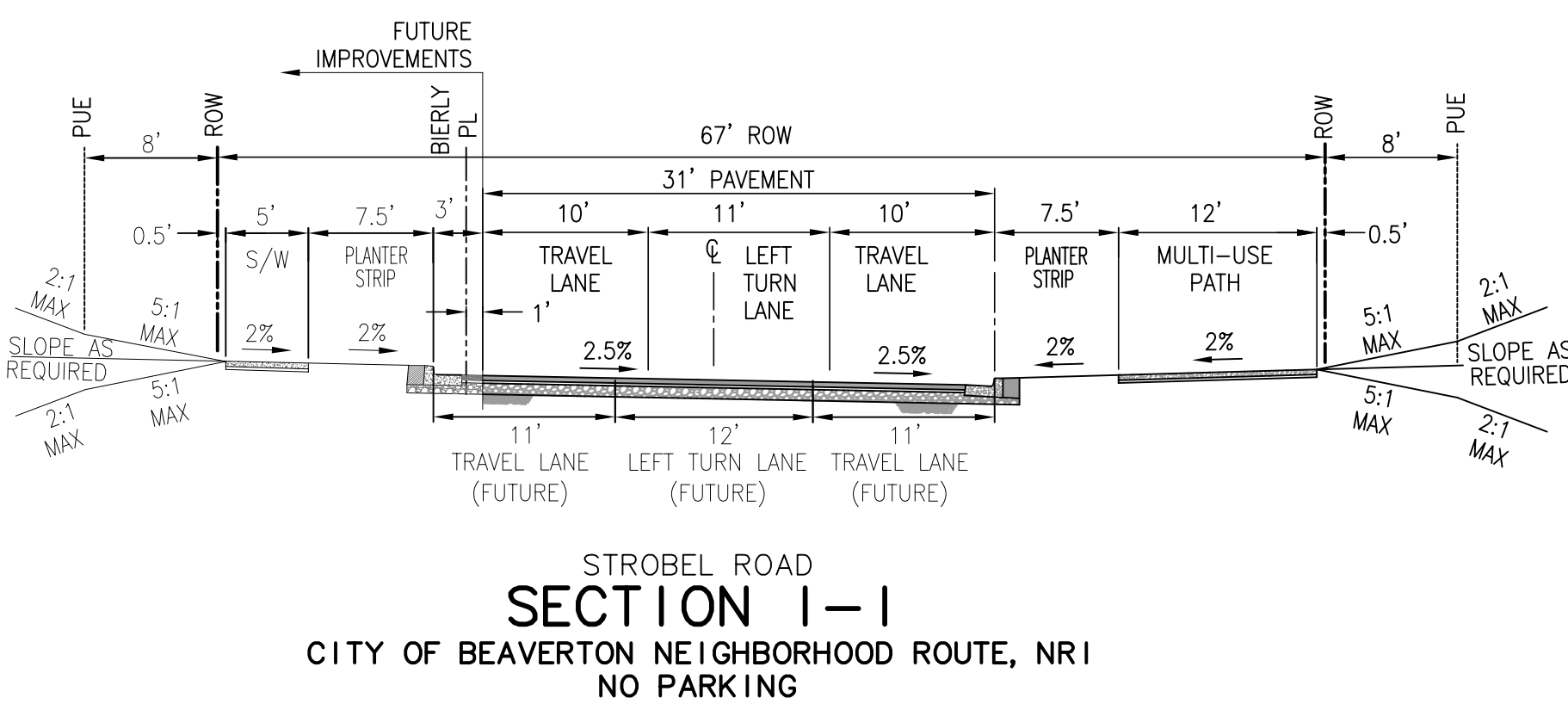
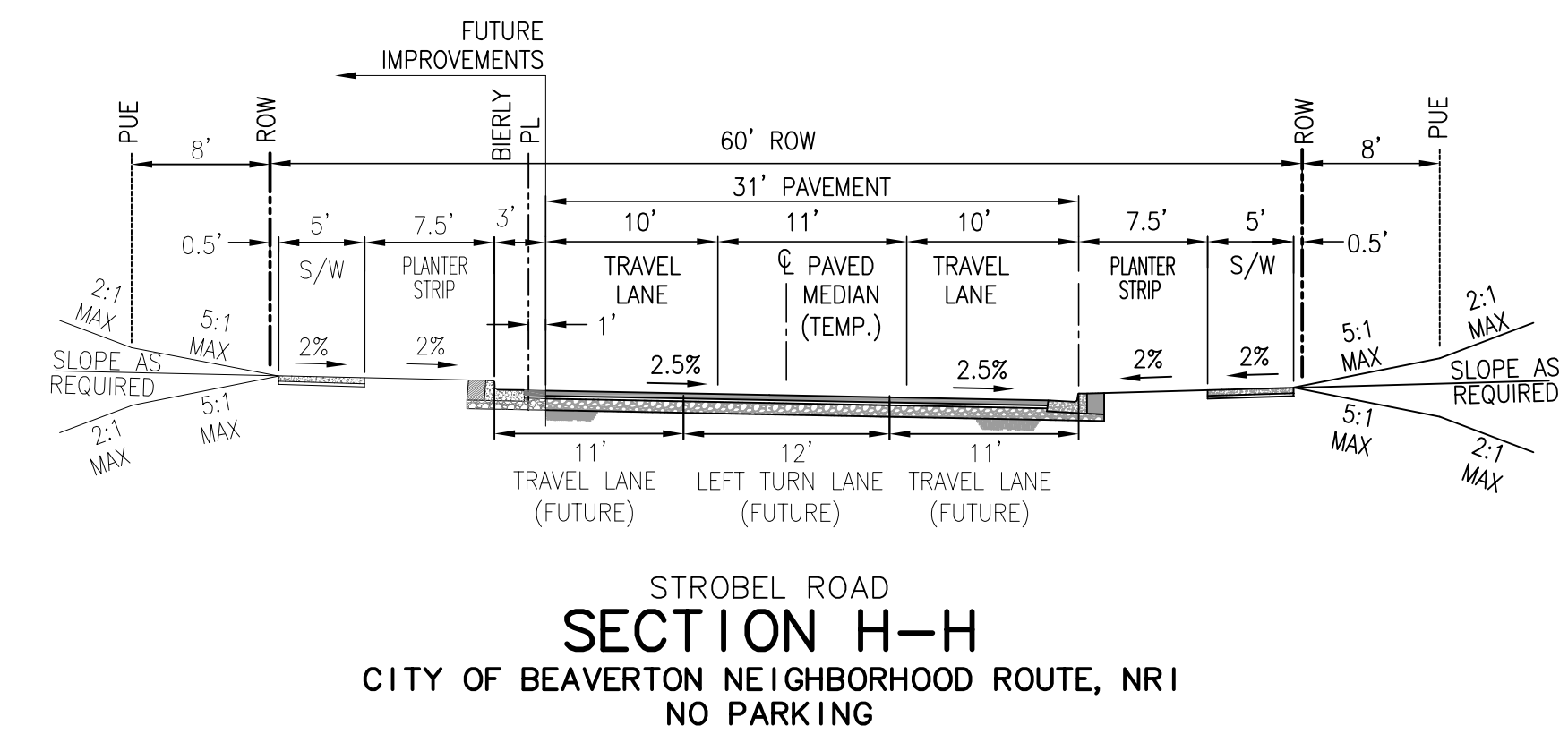
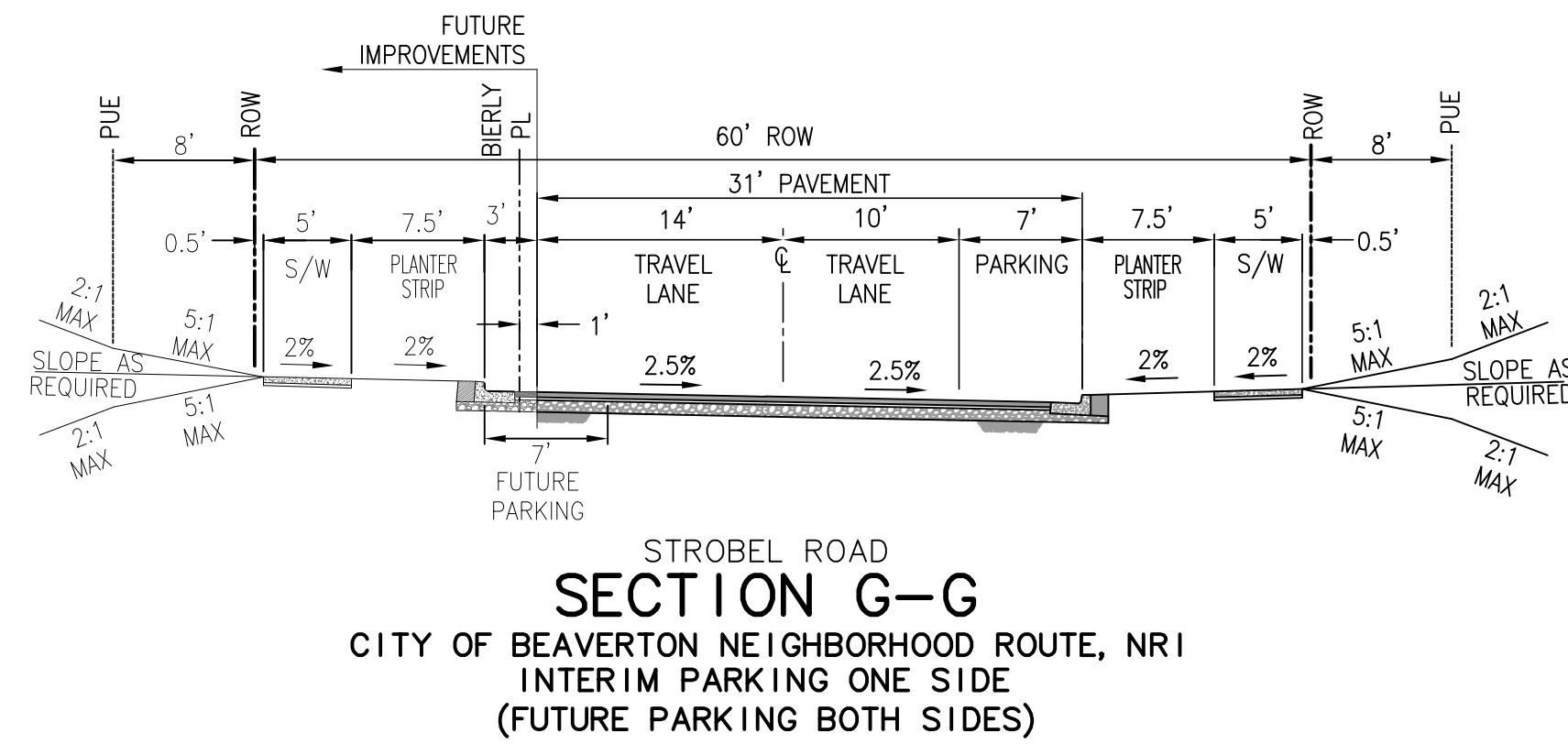
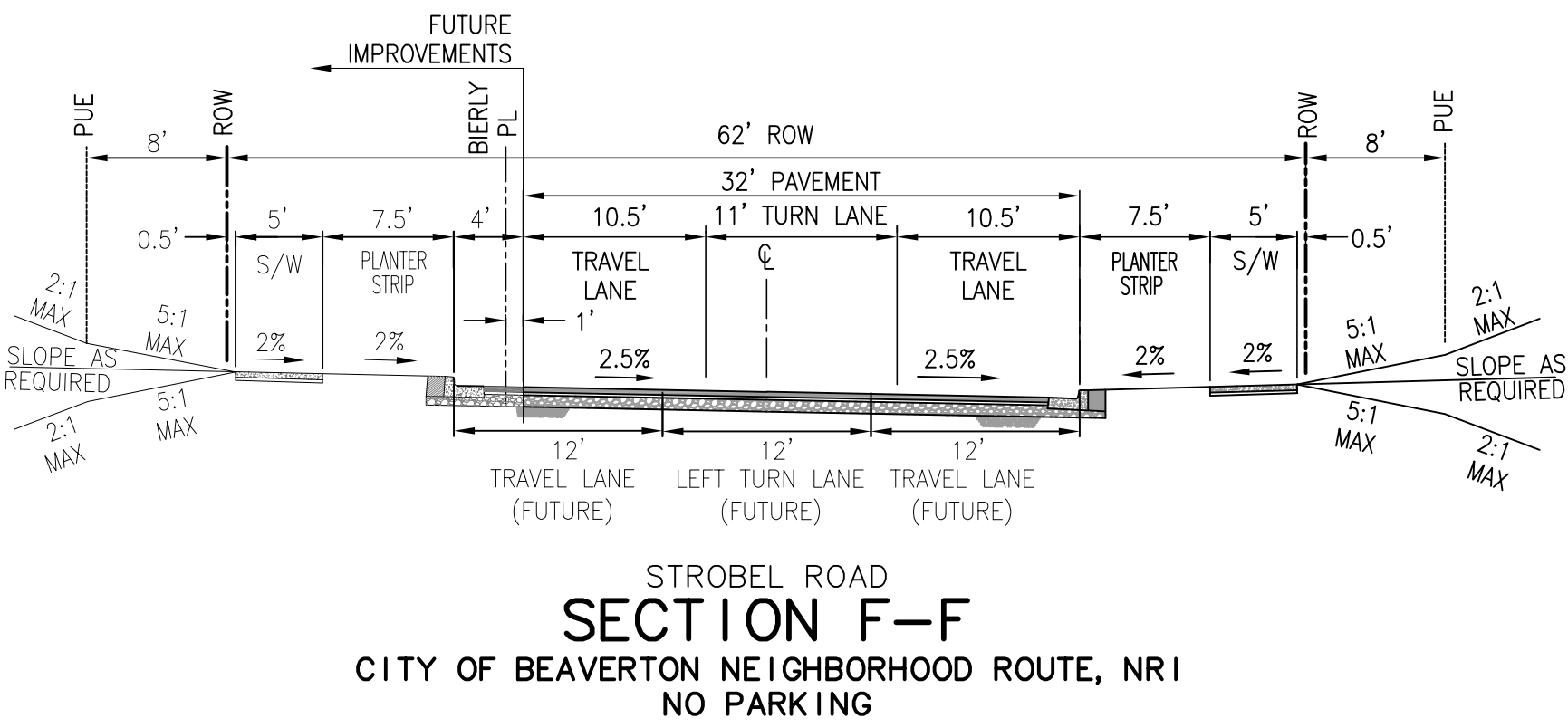
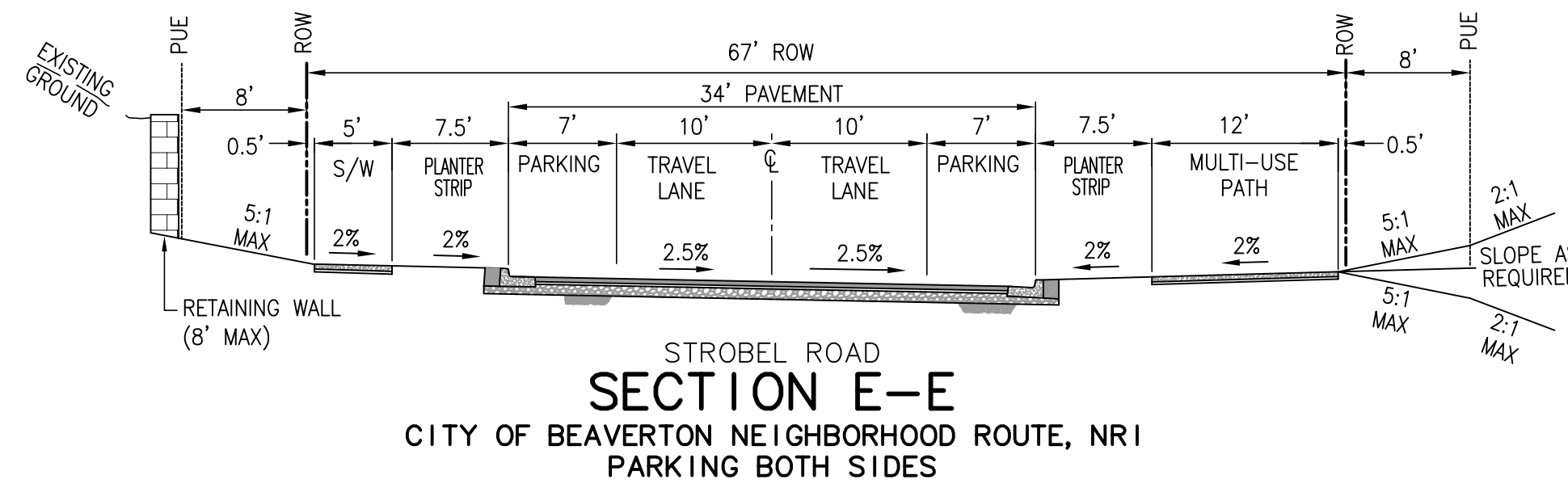
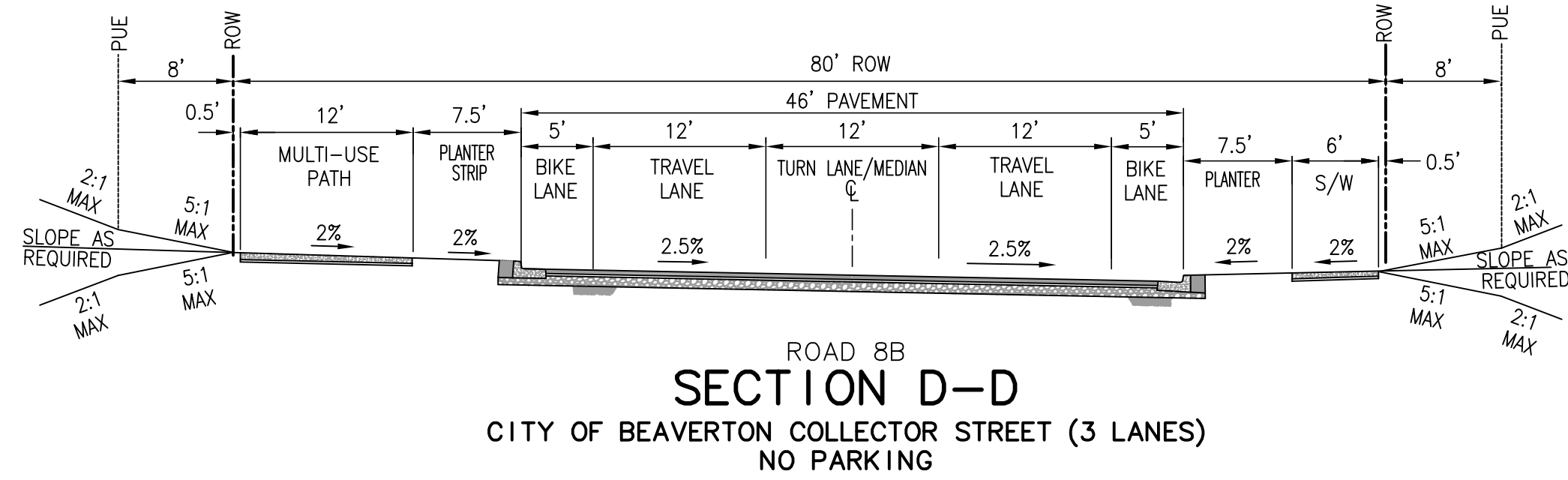
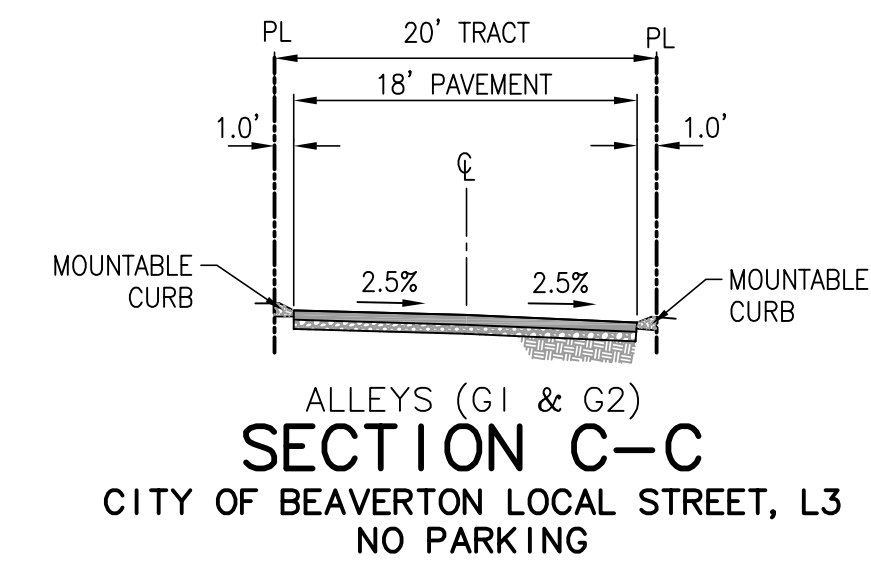
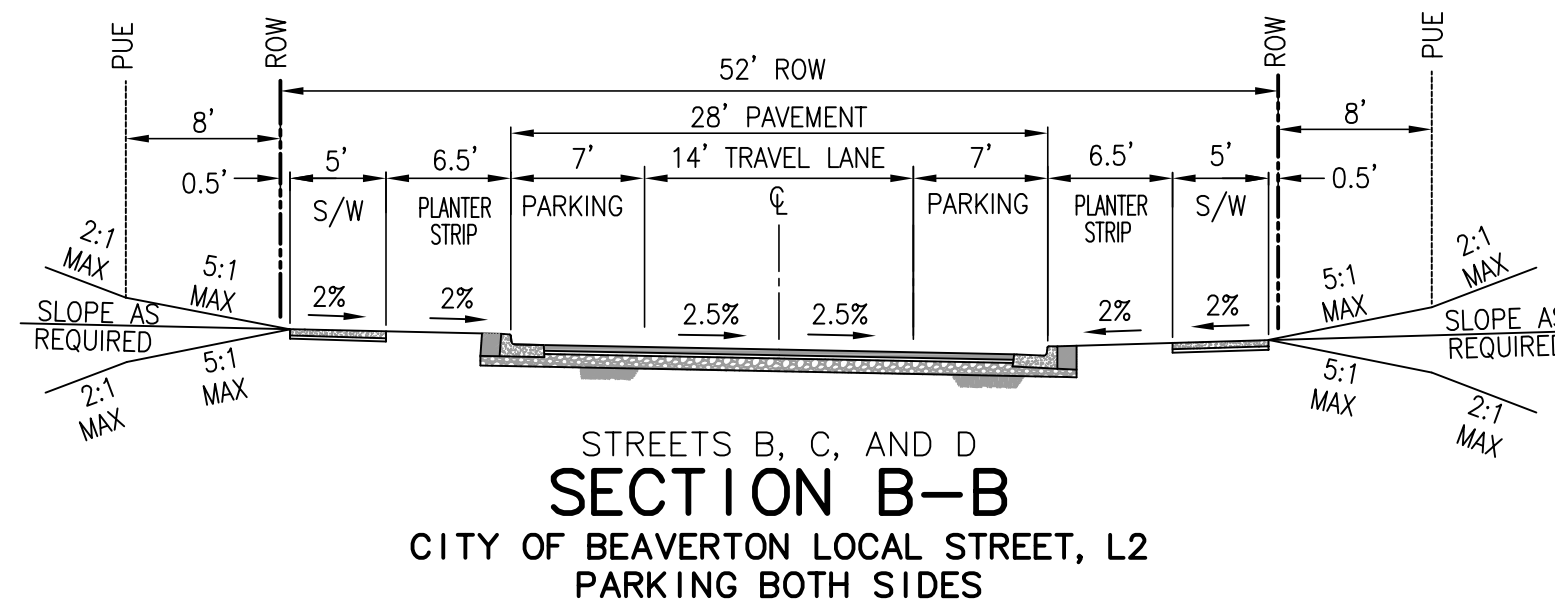
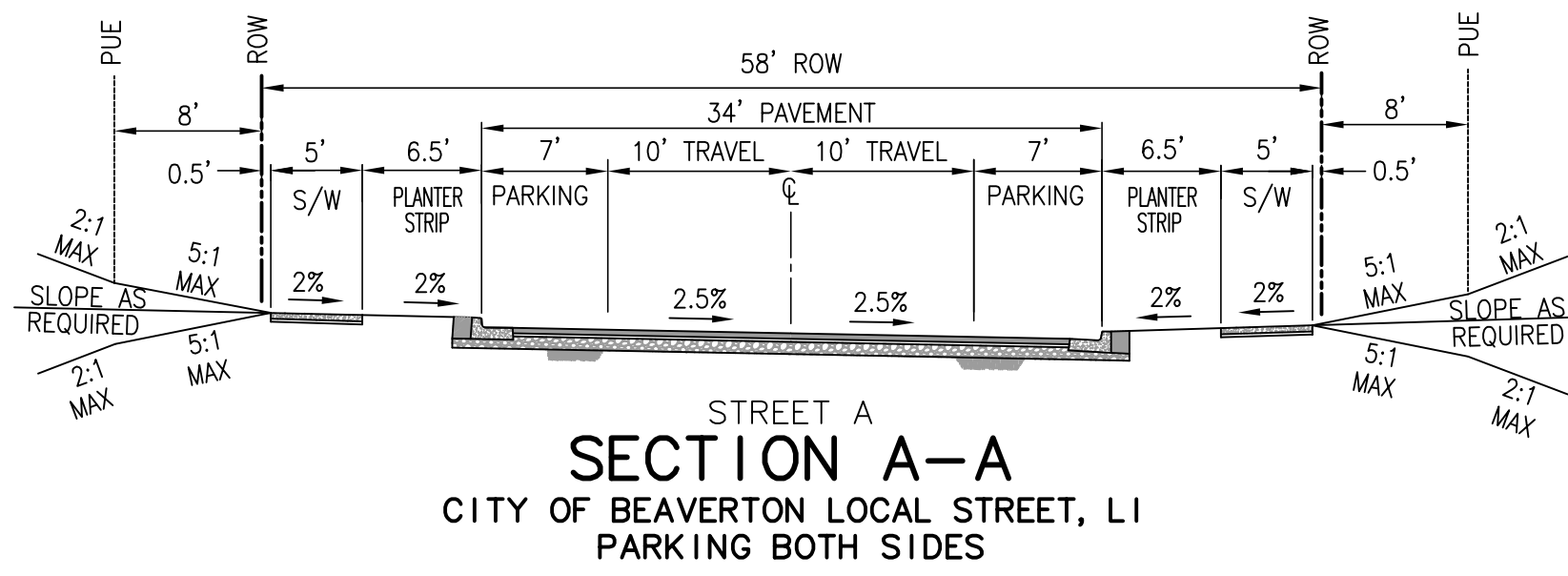
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BDS	MH	MAP			

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THE RIDGE AT SOUTH COOPER MOUNTAIN
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STREET CROSS SECTIONS



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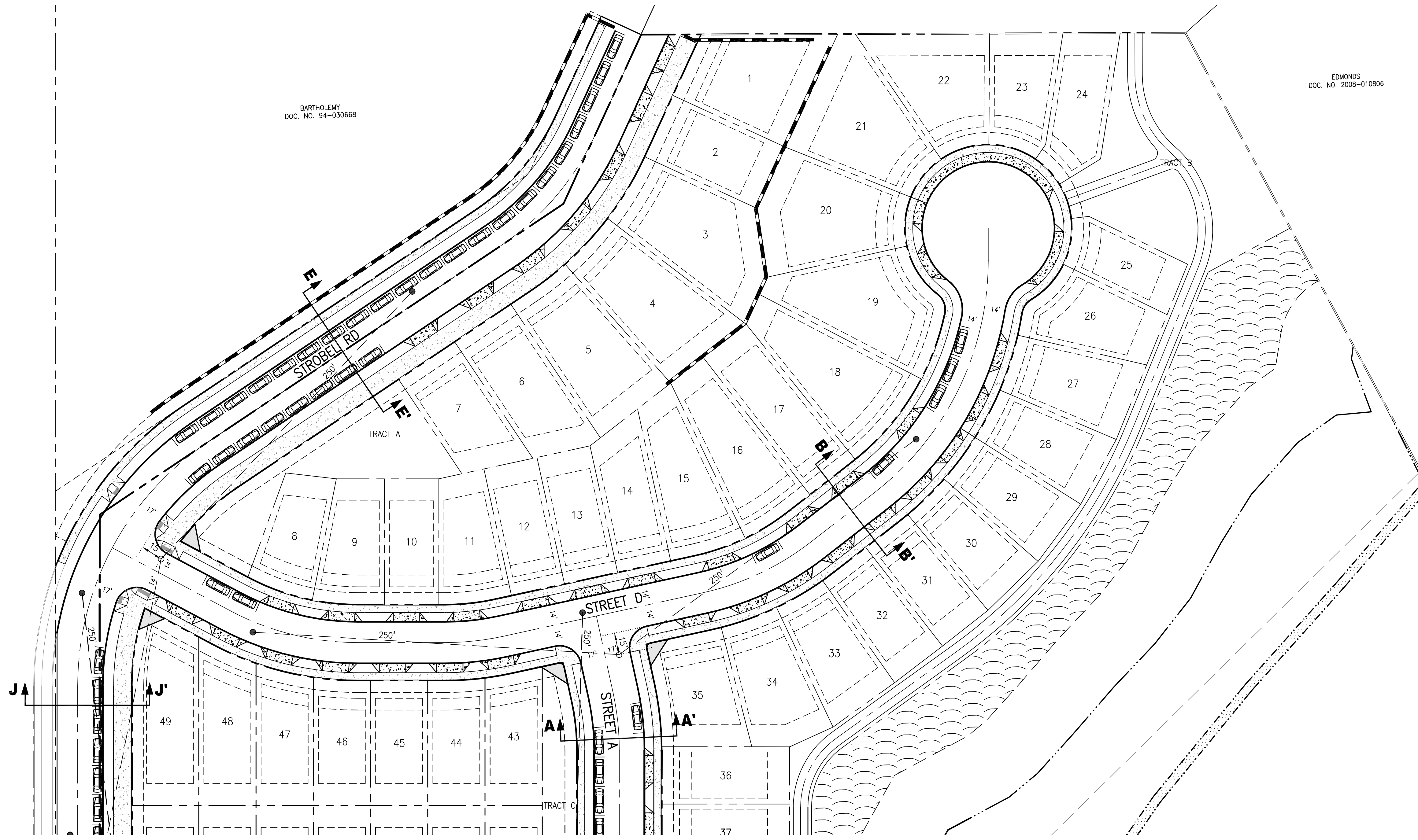
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 S17849X190
 S17849X360
 P17849X230

BARTHOLEMY
 DOC. NO. 94-030668

EDMONDS
 DOC. NO. 2006-010806



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 102-110) ARE ASSUMED TO HAVE A 1 CAR GARAGE AND A DRIVEWAY FOR 1 CAR, (2 OFF-STREET PARKING SPACES PER LOT).

ALL REAR LOADED LOTS FOR ATTACHED DWELLINGS ARE ASSUMED TO HAVE A 1 CAR GARAGE. LOTS 72-87 HAVE A DRIVEWAY FOR 1 CAR. LOTS 88-91 DO NOT HAVE DRIVEWAY PARKING.

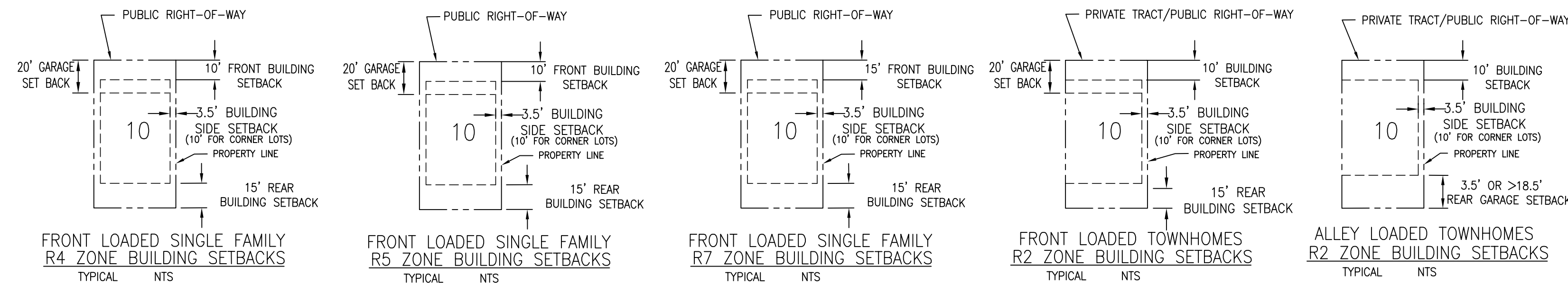
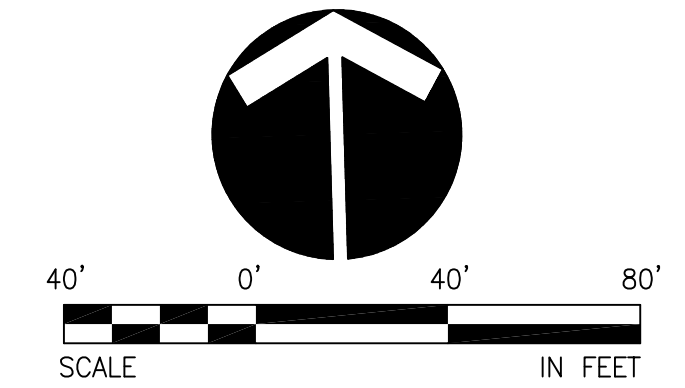
ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	18
STREET B	8
STREET C	0
STREET D	7
STROBEL RD	48
ROAD 8B	0
SCHOLLS FERRY RD	0
TOTAL PROVIDED:	81

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY SITE PLAN
 NORTH



LEGEND

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

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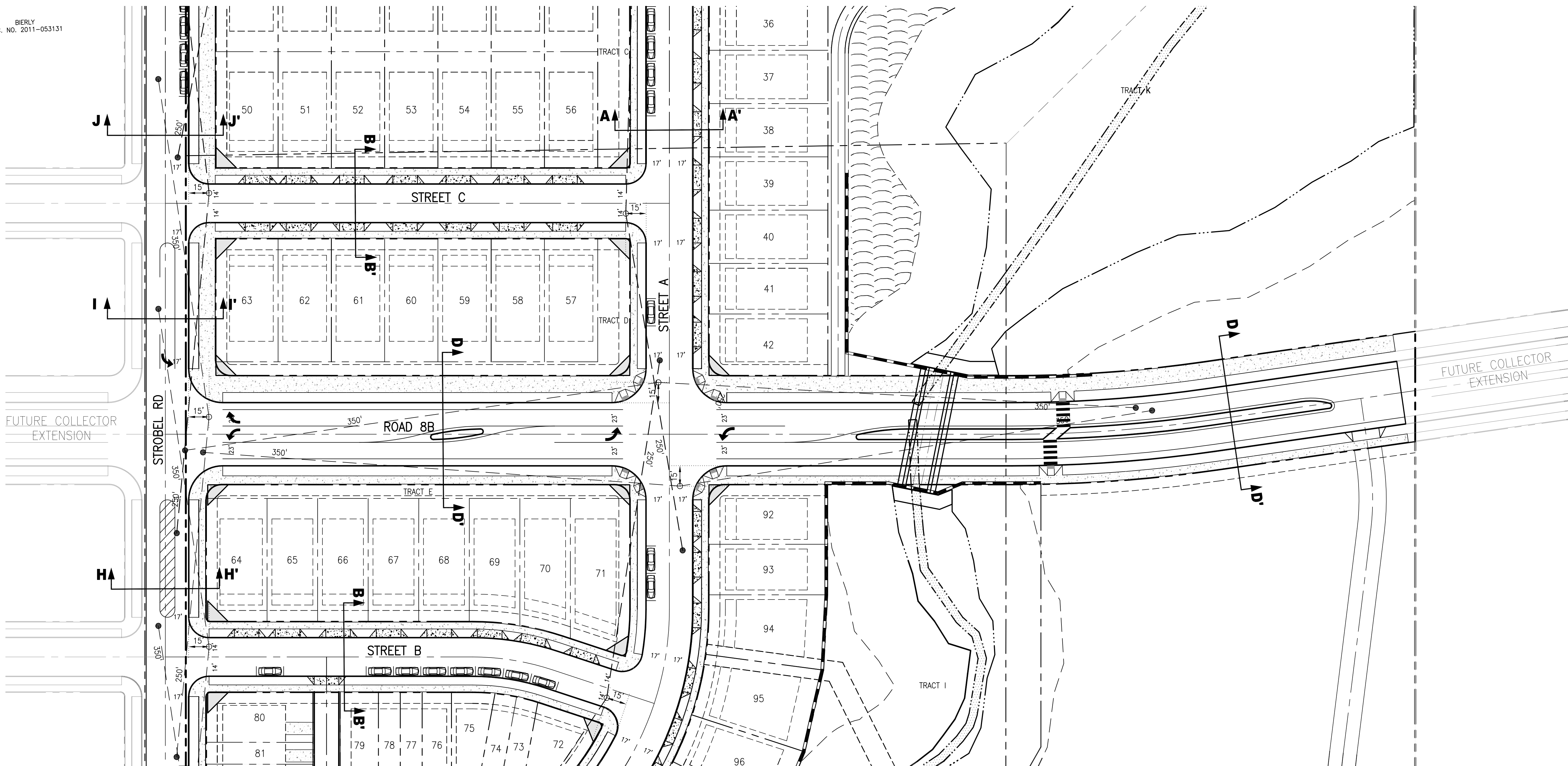
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 P17849X001
 S17849X190
 S17849X360
 P17849X230

BIERLY
 JOC. NO. 2011-053131



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 102-110) ARE ASSUMED TO HAVE A 1 CAR GARAGE AND A DRIVEWAY FOR 1 CAR, (3 OFF-STREET PARKING SPACES PER LOT).

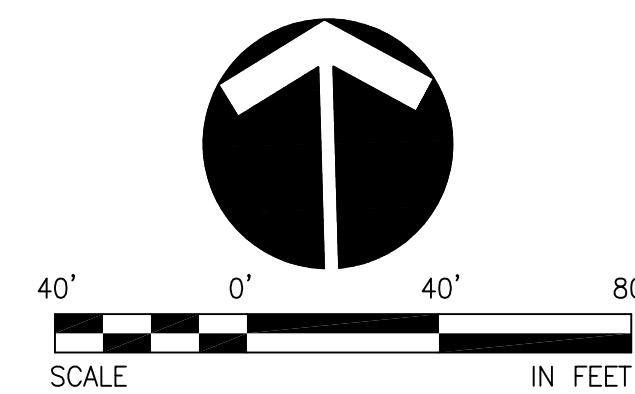
ALL REAR LOADED LOTS FOR ATTACHED DWELLINGS ARE ASSUMED TO HAVE A 1 CAR GARAGE. LOTS 72-87 HAVE A DRIVEWAY FOR 1 CAR. LOTS 88-91 DO NOT HAVE DRIVEWAY PARKING.

ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	18
STREET B	8
STREET C	0
STREET D	7
STROBEL RD	48
ROAD 8B	0
SCHOLLS FERRY RD	0
TOTAL PROVIDED:	81

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		



SEE SHEET P2.2 FOR BUILDING SETBACK DETAILS

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THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY SITE PLAN
 CENTRAL

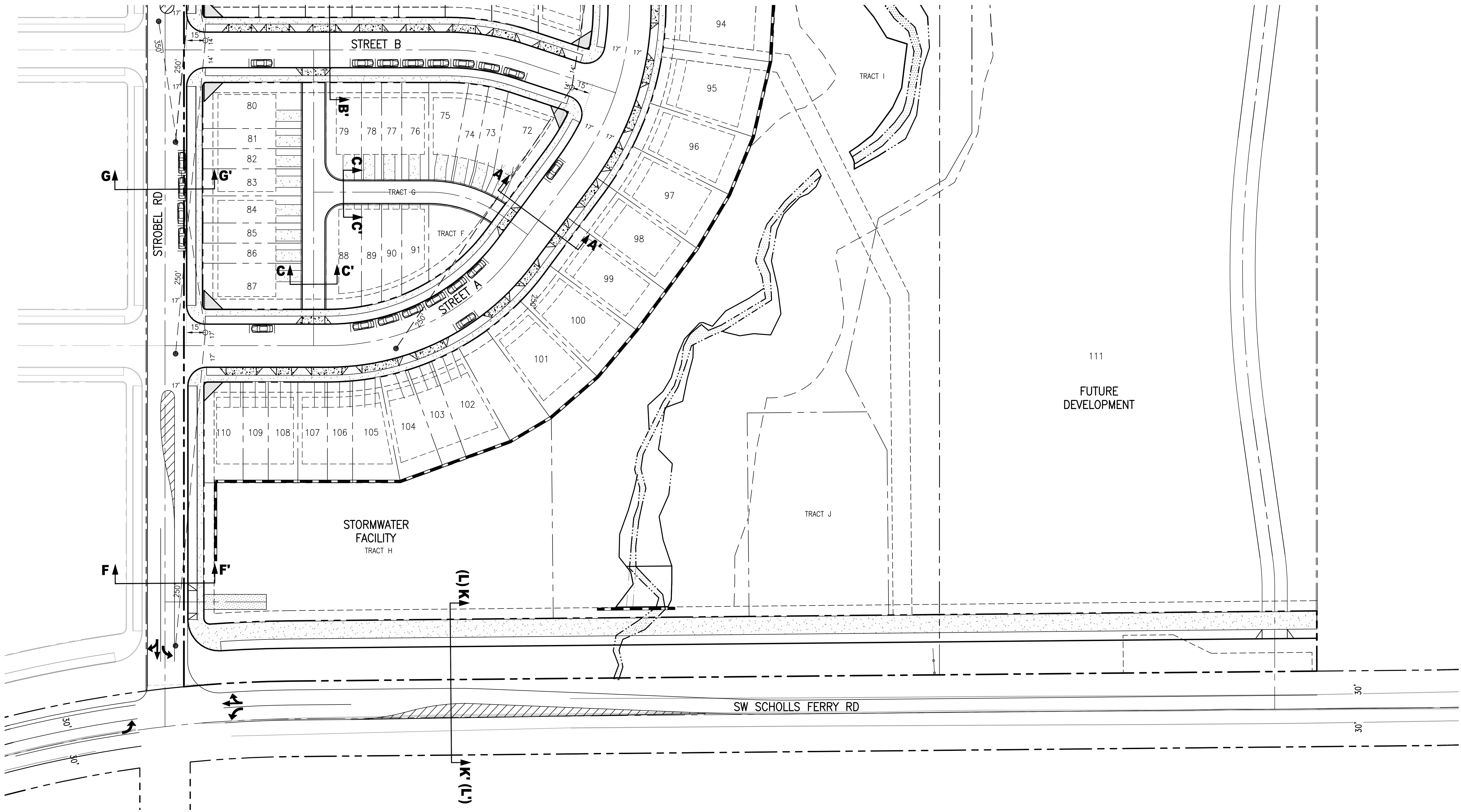
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 P17849X230



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 102-110) ARE ASSUMED TO HAVE A 1 CAR GARAGE AND A DRIVEWAY FOR 1 CAR, (3 OFF-STREET PARKING SPACES PER LOT).

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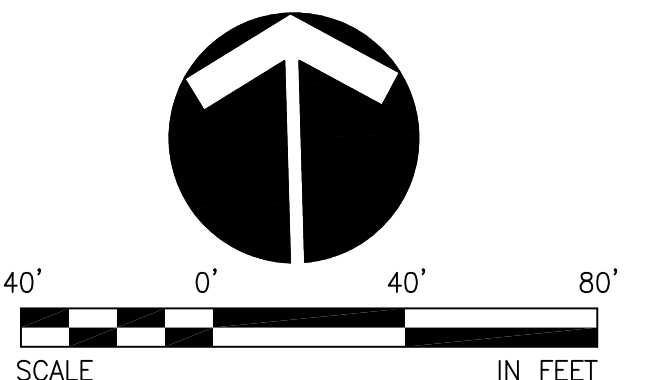
SEE SHEET P2.2 FOR BUILDING SETBACK DETAILS

ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	18
STREET B	8
STREET C	0
STREET D	7
STROBEL RD	48
ROAD 8B	0
SCHOLLS FERRY RD	0
TOTAL PROVIDED:	81

LEGEND

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



LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY SITE PLAN
 SOUTH

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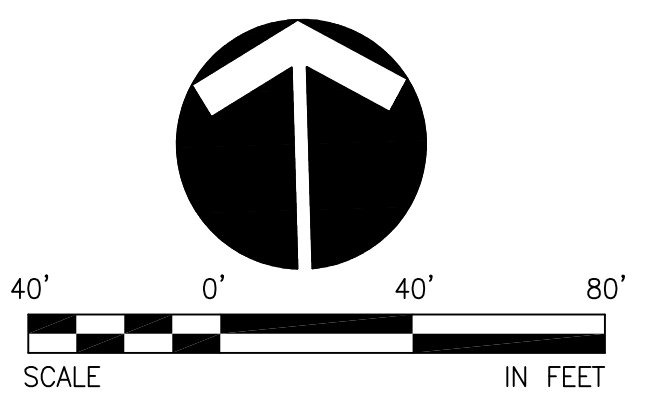
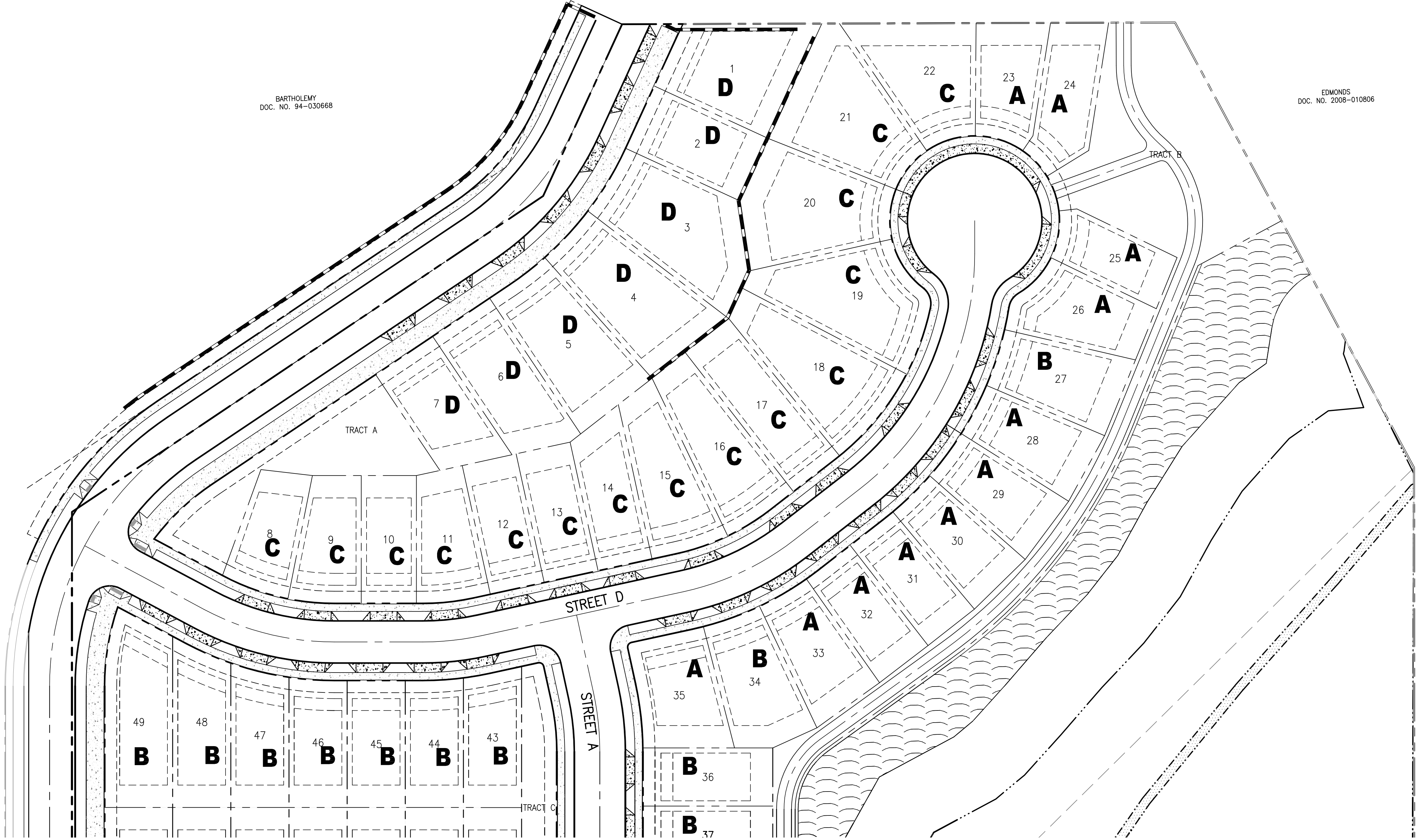
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EDMONDS
 DOC. NO. 2008-010806

BIERLY
 DOC. NO. 2011-053131



LEGEND

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

DETACHED HOMES BUILDING TYPES

LOT TYPES	SAMPLE HOUSING MIX	
A	ASHMONT	AMERICAN
	ASHMONT	EURO (ENGLISH)
	ASHMONT	EURO (FRENCH)
B	HAVERTON	AMERICAN
	HAVERTON	EURO (ENGLISH)
	WATERTON	AMERICAN
	WATERTON	EURO (ENGLISH)
C	SYLVAN	AMERICAN
	BRIARWOOD	AMERICAN
D	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH

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LAND USE SUBMITTAL - FEBRUARY 10, 2017
THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON
 PRELIMINARY HOUSE TYPE PLAN
 NORTH

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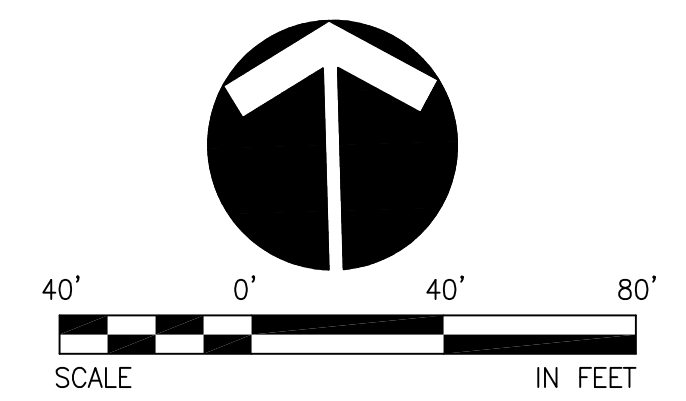
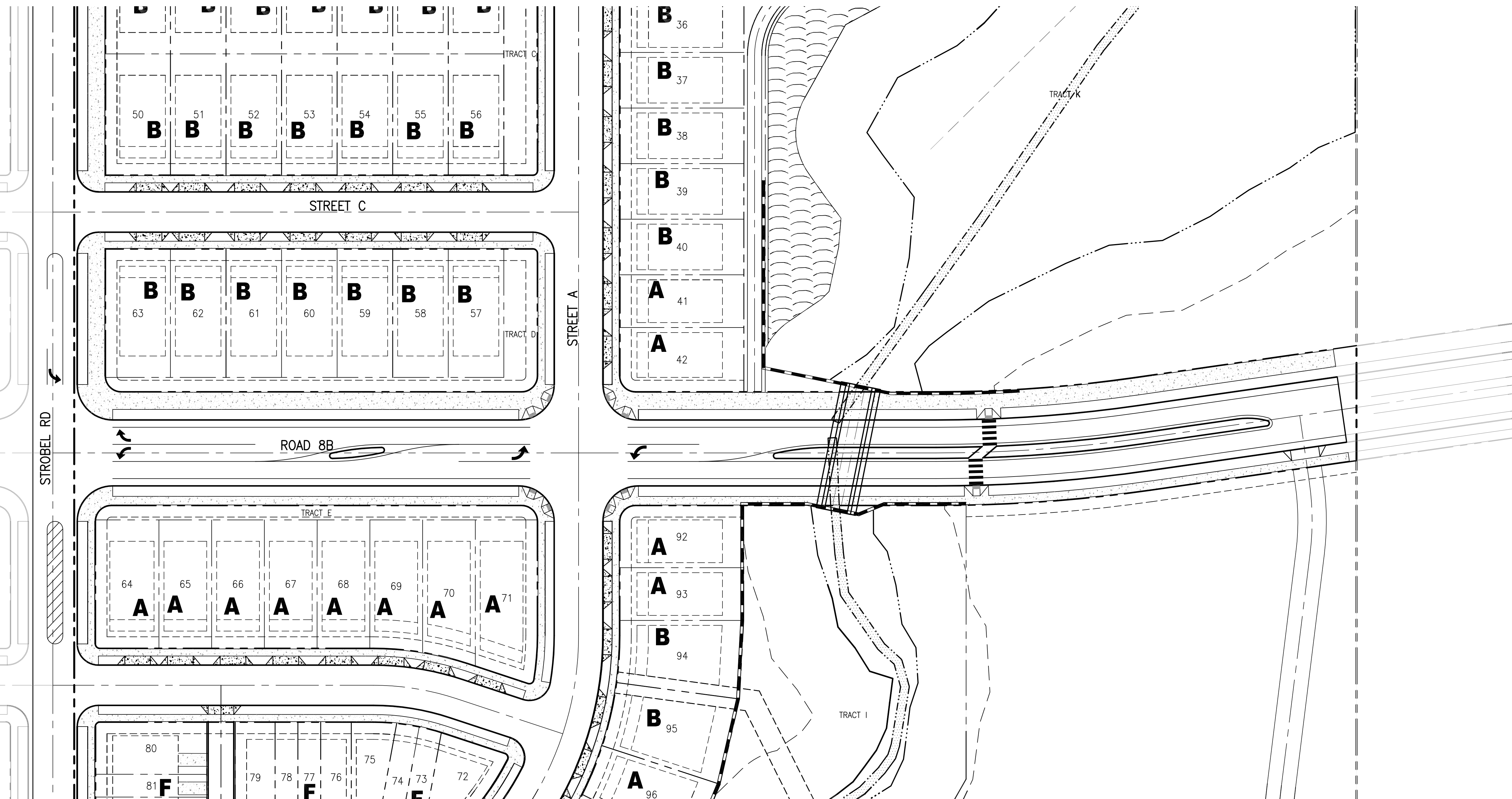
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LEGEND

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CENTER LINE	- - - - -
LOT LINE	— — — — —
LOT NUMBER / NAME	2
EASEMENT LINE	- - - - -
STANDARD CURB	— — — — —
SIDEWALK	▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨

DETACHED HOMES BUILDING TYPES

LOT TYPES	SAMPLE HOUSING MIX	
A	ASHMONT	AMERICAN
	ASHMONT	EURO (ENGLISH)
	ASHMONT	EURO (FRENCH)
B	HAVERTON	AMERICAN
	HAVERTON	EURO (ENGLISH)
	WATERTON	AMERICAN
	WATERTON	EURO (ENGLISH)
C	SYLVAN	AMERICAN
	BRIARWOOD	AMERICAN
D	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH

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THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY HOUSE TYPE PLAN
 CENTRAL

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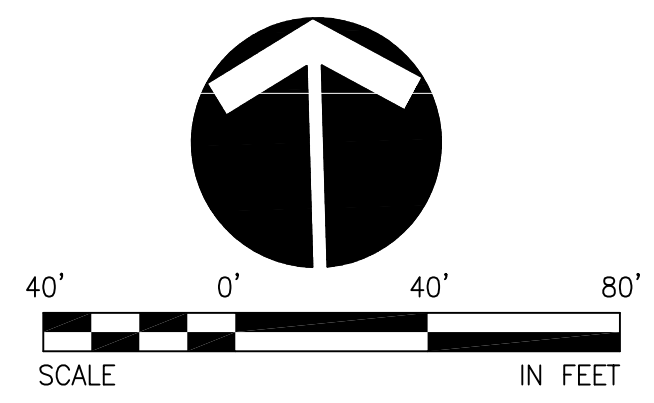
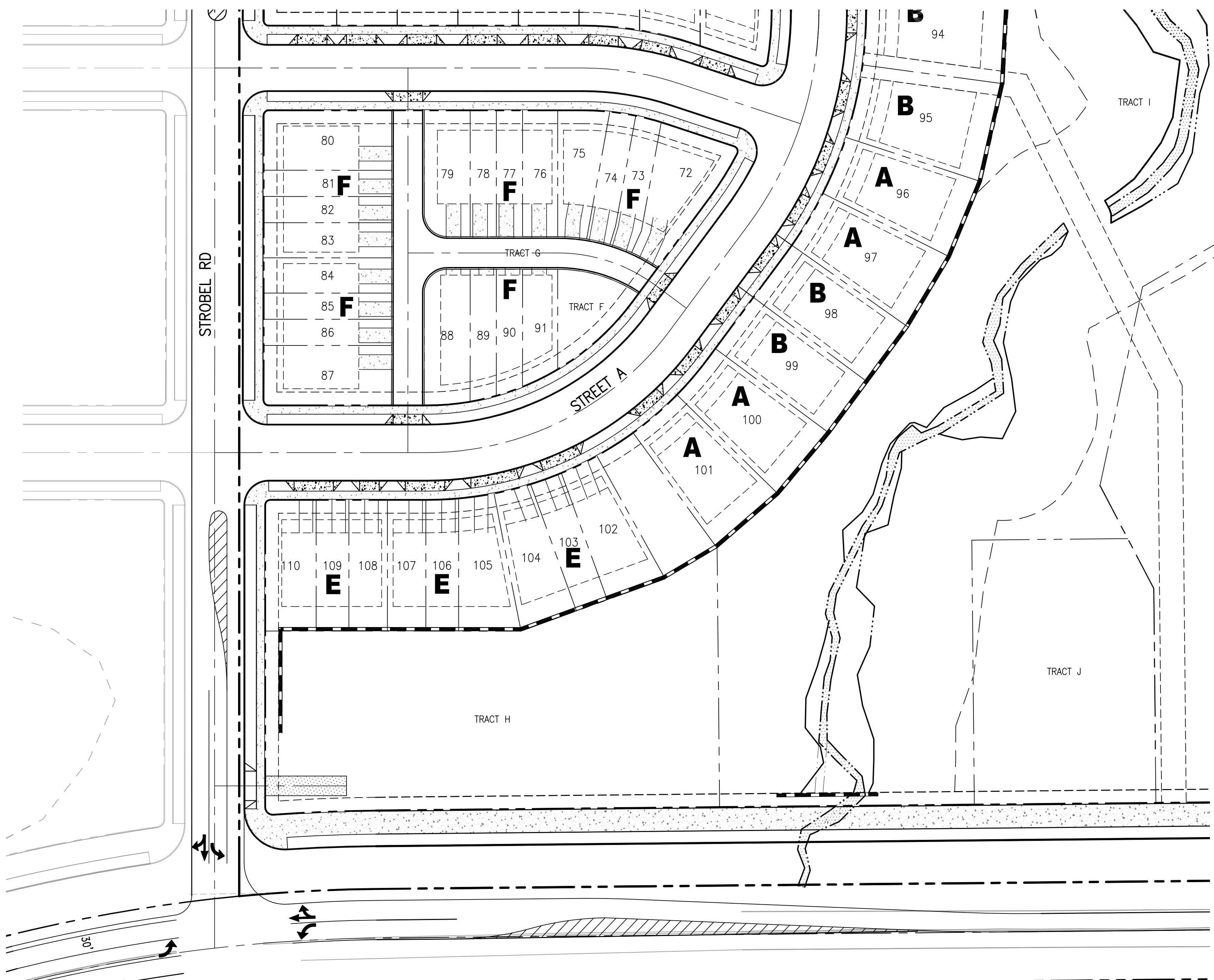
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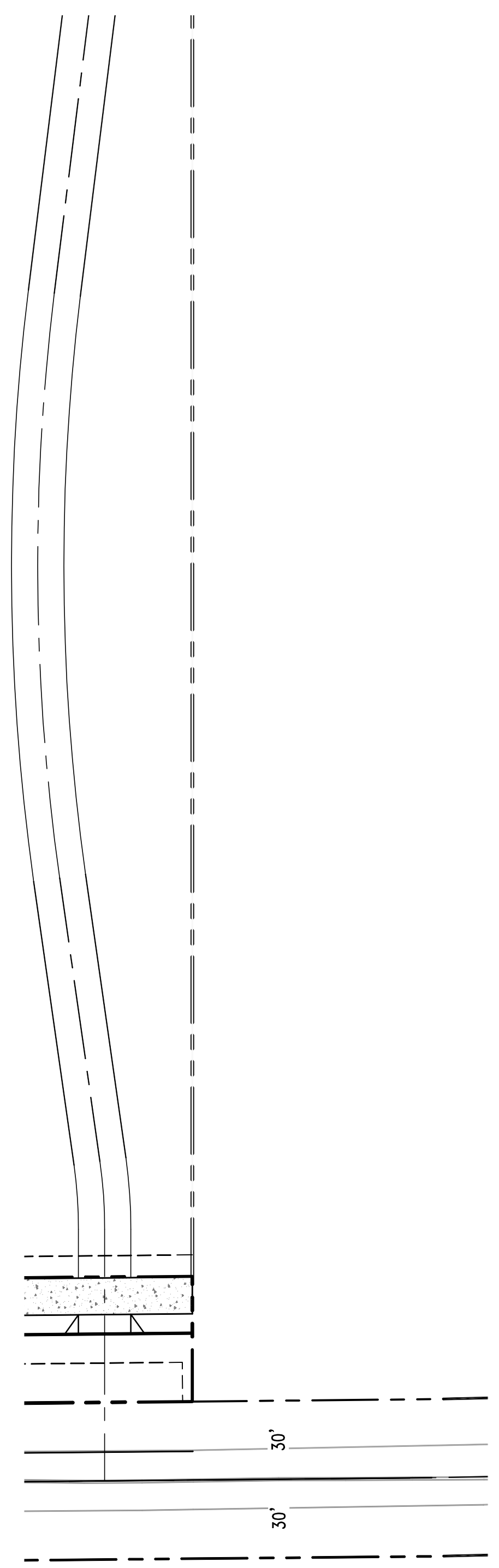
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RIGHT OF WAY	---
CENTER LINE	---
LOT LINE	---
LOT NUMBER / NAME	2
EASEMENT LINE	---
STANDARD CURB	---
SIDEWALK	---

DETACHED HOMES BUILDING TYPES

LOT TYPES	SAMPLE HOUSING MIX	
A	ASHMONT	AMERICAN
	ASHMONT	EURO (ENGLISH)
	ASHMONT	EURO (FRENCH)
B	HAVERTON	AMERICAN
	HAVERTON	EURO (ENGLISH)
	WATERTON	AMERICAN
	WATERTON	EURO (ENGLISH)
C	SYLVAN	AMERICAN
	BRIARWOOD	AMERICAN
D	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH

ATTACHED HOMES BUILDING TYPES
FRONT LOADED

E	3-PLEX	AMERICAN
	ALLEY LOADED	
F	4-PLEX	AMERICAN
	4-PLEX	EURO
	4-PLEX	ENGLISH REVIVAL
	4-PLEX	FRENCH REVIVAL



LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY HOUSE TYPE PLAN
 SOUTH

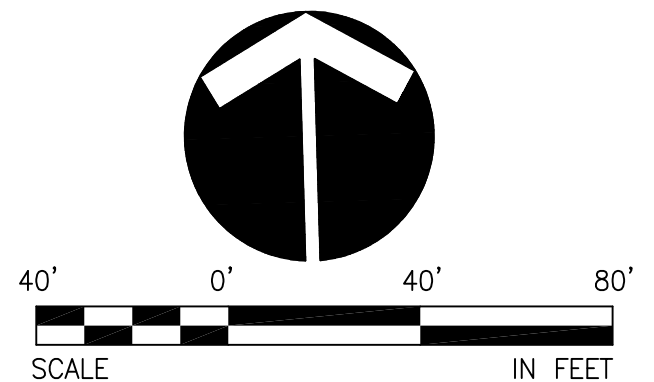
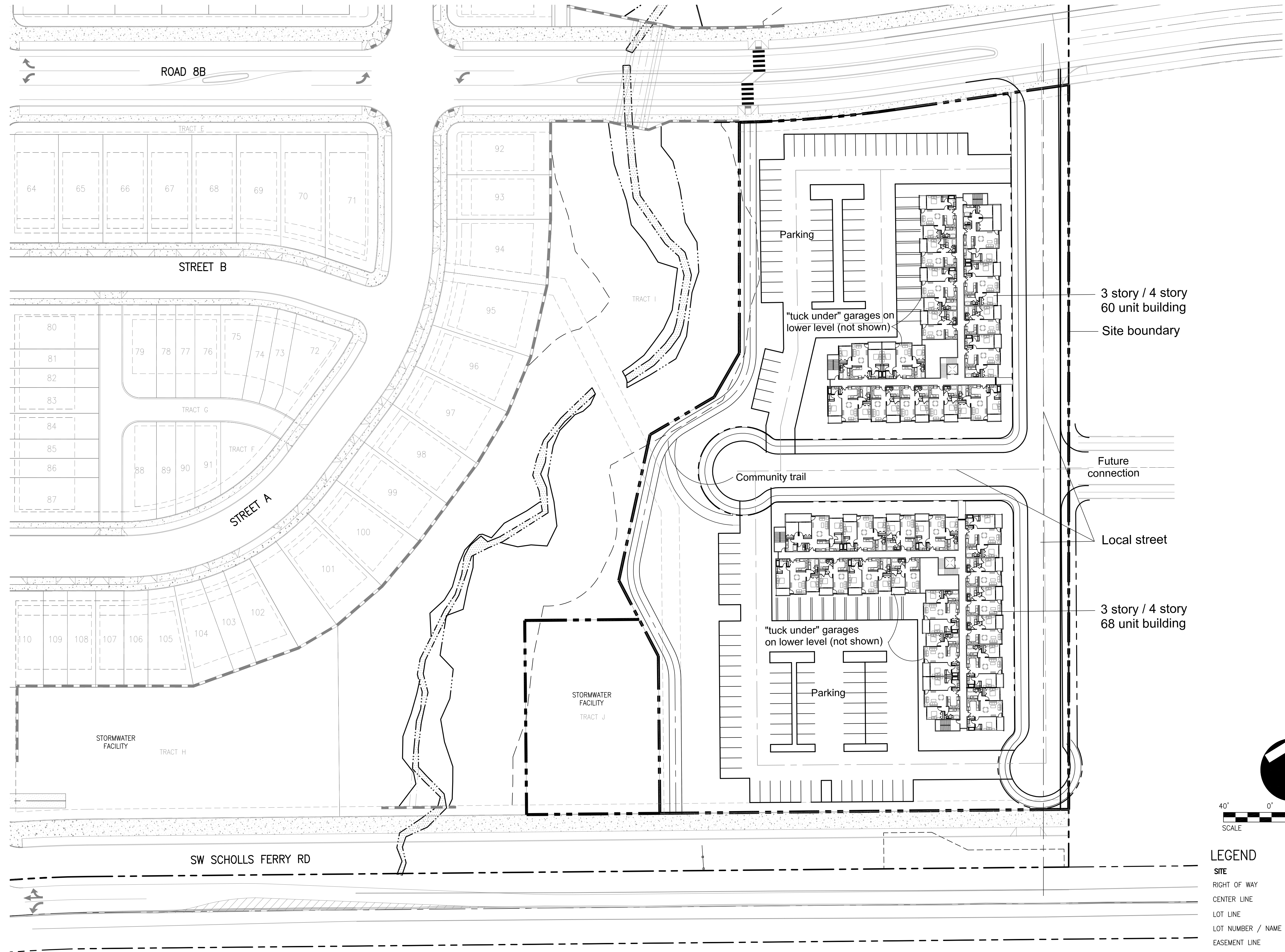
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17849 P17849P25
 Project No. Drawing No.
P2.7
 Sheet No.
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NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

XREF LIST
 Ltscale: 40
 Resolved
 P17849X001
 S17849X190
 S17849X360
 P17849X230



LEGEND

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

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

CONCEPTUAL SITE PLAN
 FUTURE MULTIFAMILY DEVELOPMENT LOT

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 Project No. Drawing No.
P2.8
 Sheet No.
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NO.	DATE	BY	REVISION COMMENTS

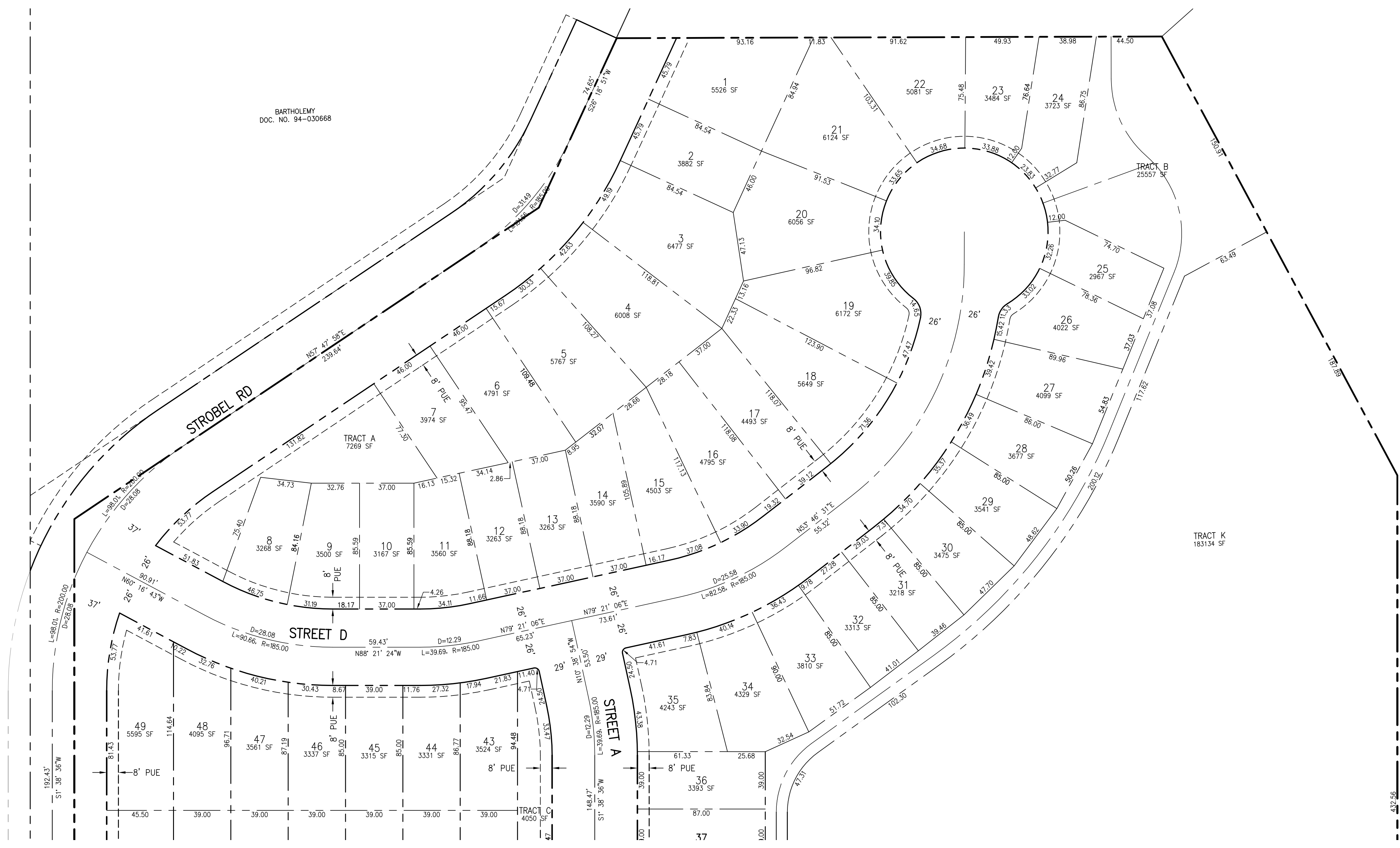
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BDS	MDH	MAP			

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BIERLY
 DOC. NO. 2011-053131

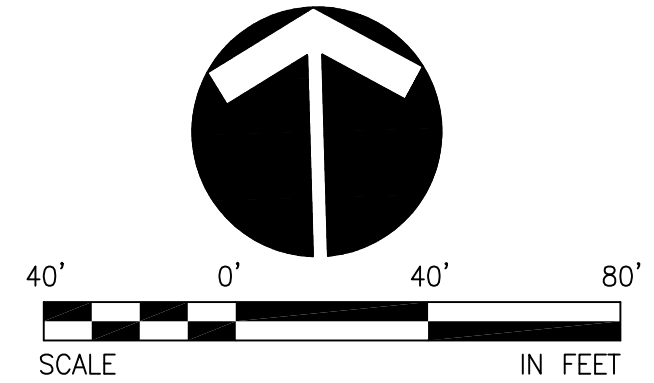
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BARTHOLEMY
 DOC. NO. 94-030668

EDMONDS
 DOC. NO. 2008-010806

- NOTES: (NOT ALL TRACTS SHOWN ON THIS SHEET)**
1. TRACTS A, B, C, D, E, AND F ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.
 2. TRACTS I AND K 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.
 3. TRACTS H AND J 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.
 4. TRACT G IS A PRIVATE ACCESS TRACT TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER THIS TRACT.



LEGEND

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

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT
 NORTH

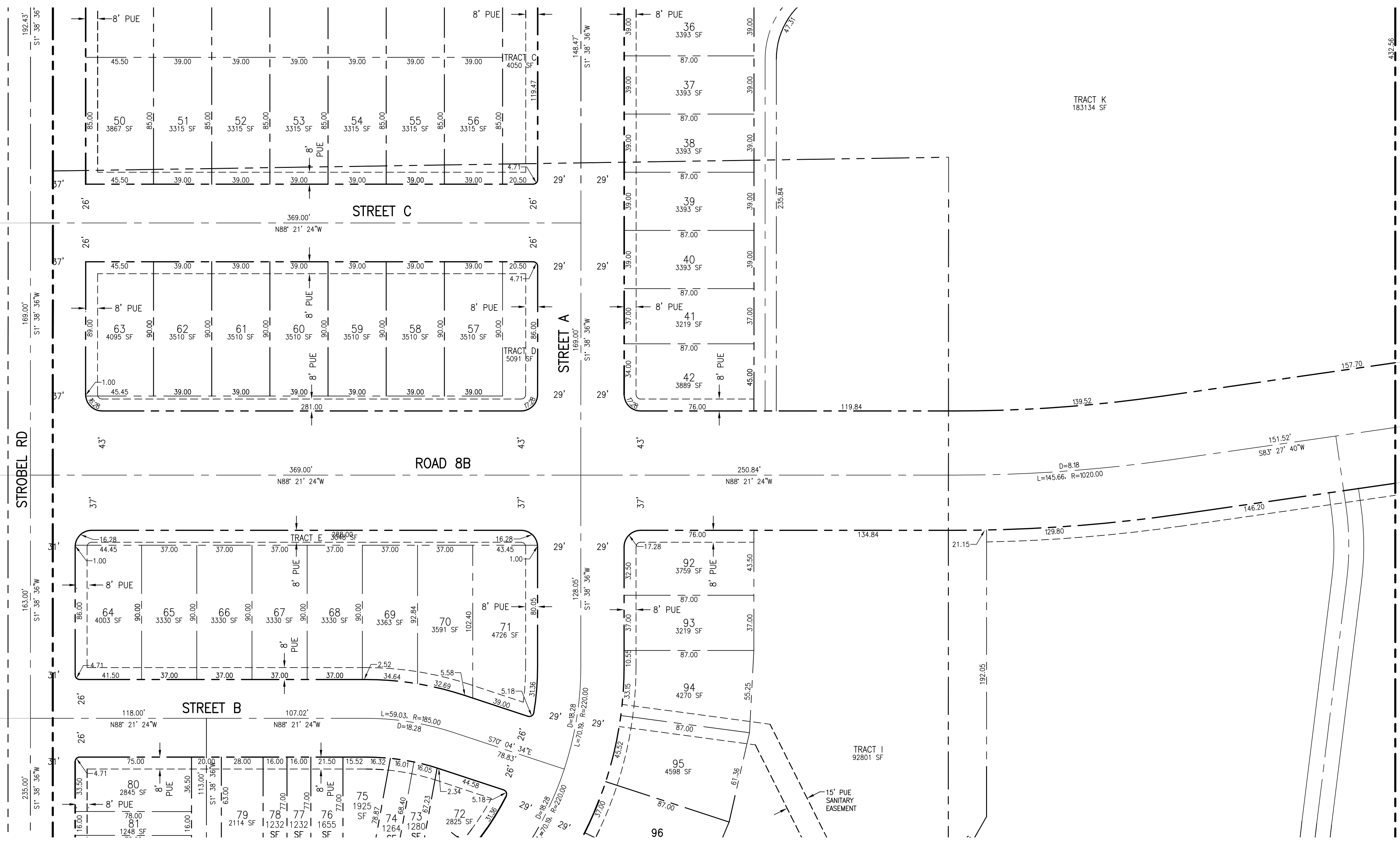
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17849 P17849P30
 Project No. Drawing No.
P3.0
 Sheet No.
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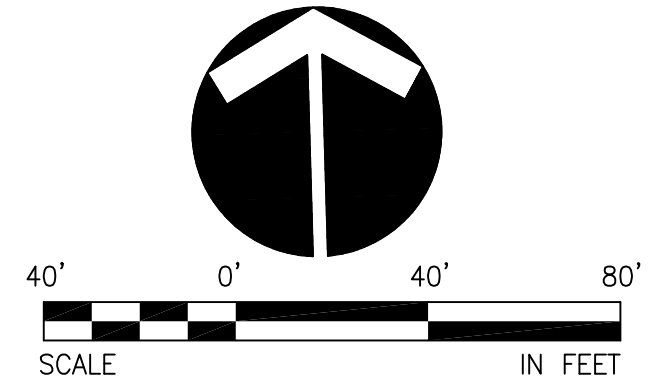
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Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			



NOTES: (NOT ALL TRACTS SHOWN ON THIS SHEET)

1. TRACTS A, B, C, D, E, AND F 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	---	---

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT
 CENTRAL

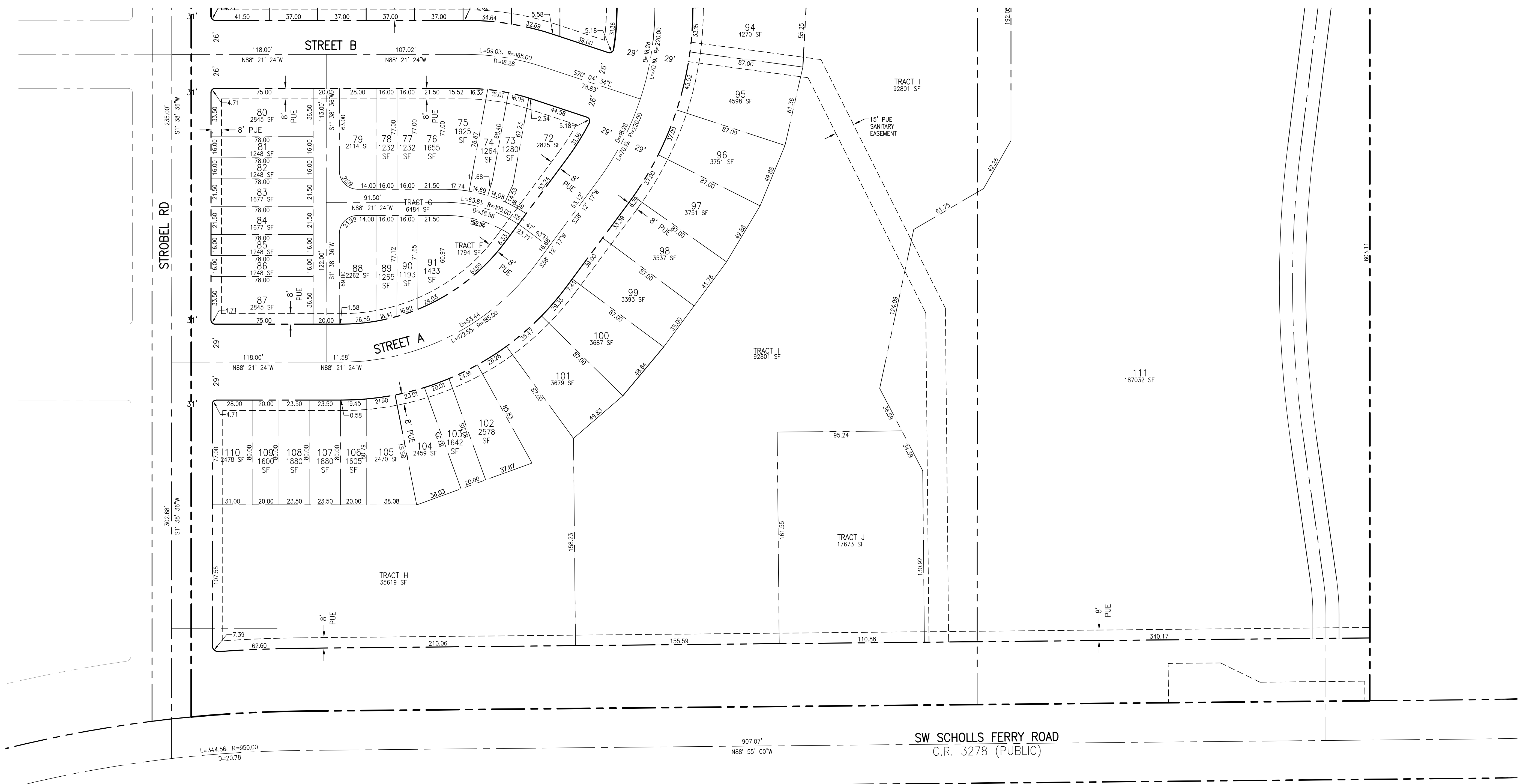
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NO.	DATE	BY	REVISION COMMENTS

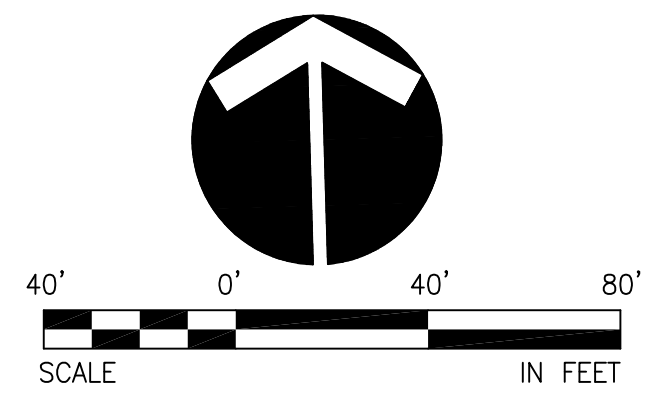
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BDS	MDH	MAP			

XREF LIST
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 S17849X190
 P17849X230

Plotted: Feb 09, 2017 - 3:38pm d:\h\Project\17800\17849\CADD\CADD\DWG\17849P3.2.dwg Layout Name: P3.2



- NOTES: (NOT ALL TRACTS SHOWN ON THIS SHEET)**
1. TRACTS A, B, C, D, E, AND F ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.
 2. TRACTS I AND K 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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 4. TRACT G IS A PRIVATE ACCESS TRACT TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER THIS TRACT.



LEGEND

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

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT
 SOUTH

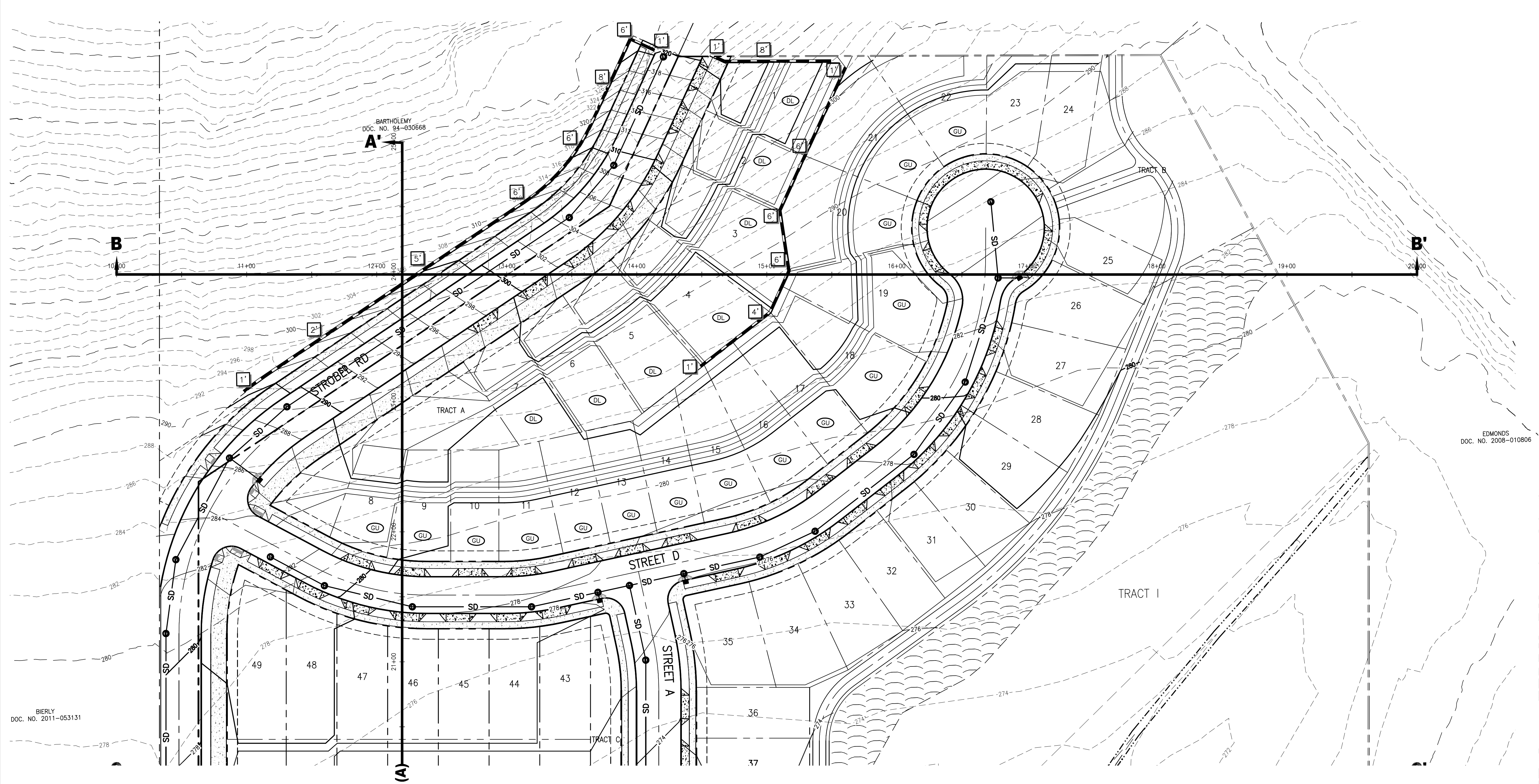
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 Project No. Drawing No.
P3.2
 Sheet No.
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NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

XREF LIST
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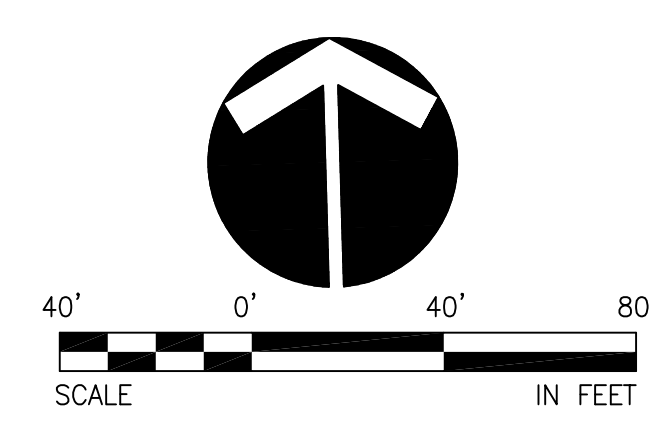


BIERLY
 DOC. NO. 2011-053131

EDMONDS
 DOC. NO. 2008-010806

LEGEND

EXISTING 2' CONTOUR	---	271
EXISTING 10' CONTOUR	---	275
PROPOSED 2' CONTOUR	---	271
PROPOSED 10' CONTOUR	---	275
RETAINING WALL	[X' X']	
WETLAND	----	
CWS 50' VEGETATED CORRIDOR	----	
STORM DRAIN LINE	SD	
DAYLIGHT BASEMENT LOT	(DL)	
GARAGE UNDER LOT	(GU)	
SITE SECTION	D D'	
SITE SECTION MATCH LINE	(D)	



SEE SHEETS P4.3 TO P4.4
 FOR SITE SECTIONS

Plotted: Feb 09, 2017 - 3:40pm darrh L:\Project\17849\17849\CADD\CADD\17849P4.0.dwg Layout Name: P4.0

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
 NORTH

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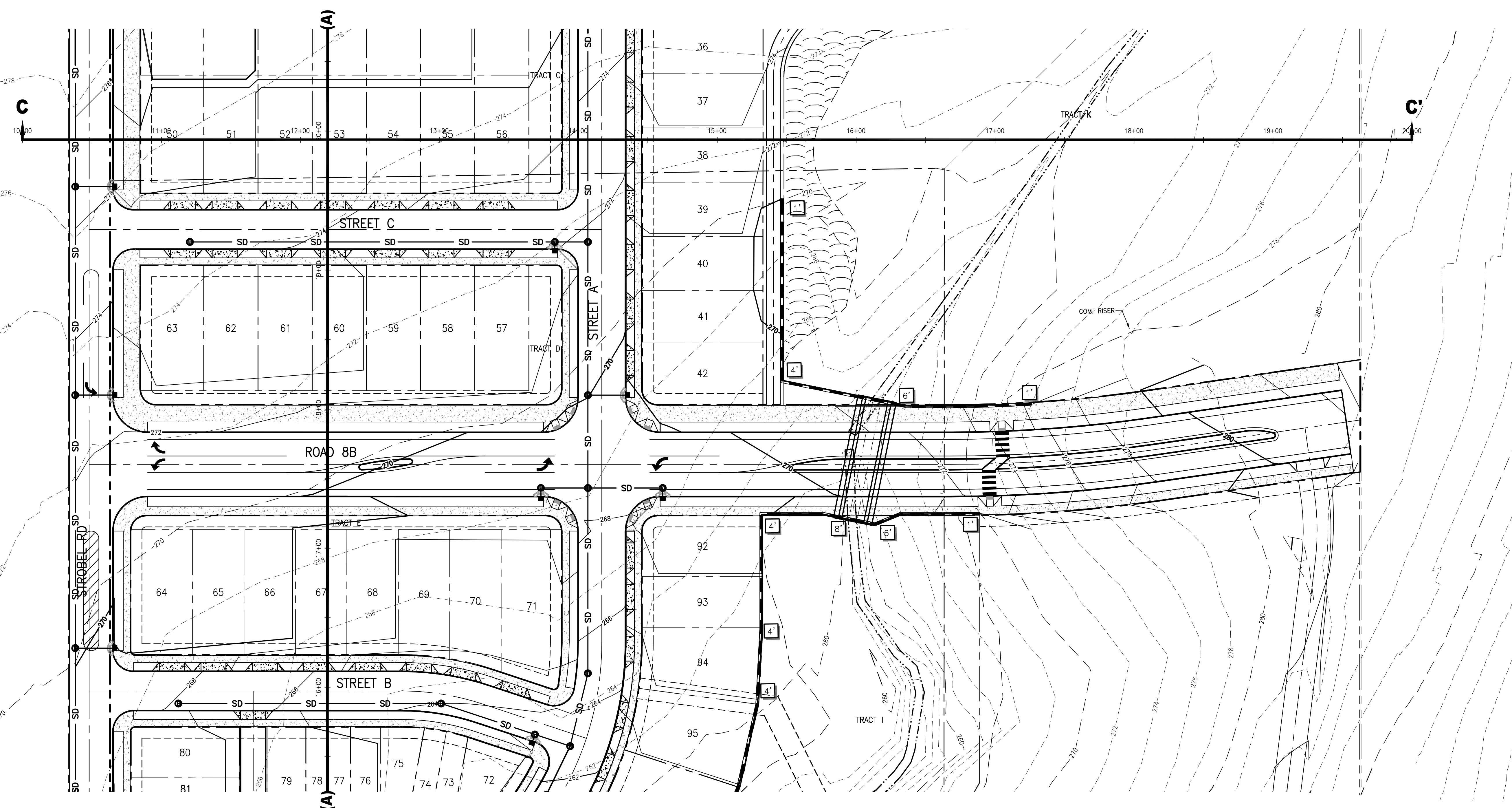
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 Project No. Drawing No.
P4.0
 Sheet No.
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NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

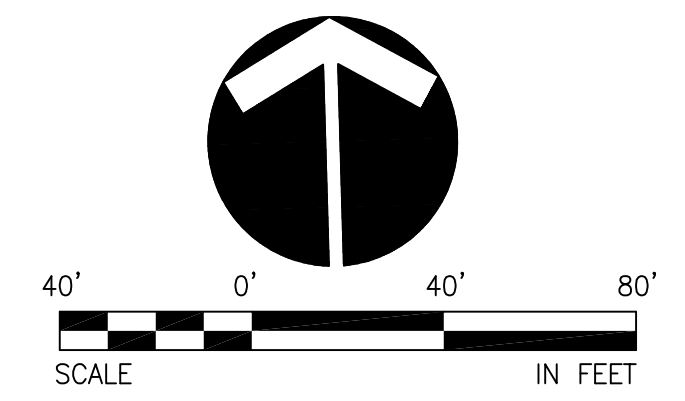
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 O17849X101
 P17849X430
 P17849X600

BIERLY
 JOC. NO. 2011-053131



LEGEND

EXISTING 2' CONTOUR	---	271
EXISTING 10' CONTOUR	---	275
PROPOSED 2' CONTOUR	---	271
PROPOSED 10' CONTOUR	---	275
RETAINING WALL	[X' X']	
WETLAND	---	
CWS 50' VEGETATED CORRIDOR	---	
STORM DRAIN LINE	SD	
DAYLIGHT BASEMENT LOT	(DL)	
GARAGE UNDER LOT	(GU)	
SITE SECTION	D D'	
SITE SECTION MATCH LINE	(D)	



SEE SHEETS P4.3 TO P4.4
 FOR SITE SECTIONS

Plotted: Feb 09, 2017 - 3:40pm darrh L:\Project\17849\17849\CADD\CADD\DWG\17849P40.dwg Layout Name: P4.1

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
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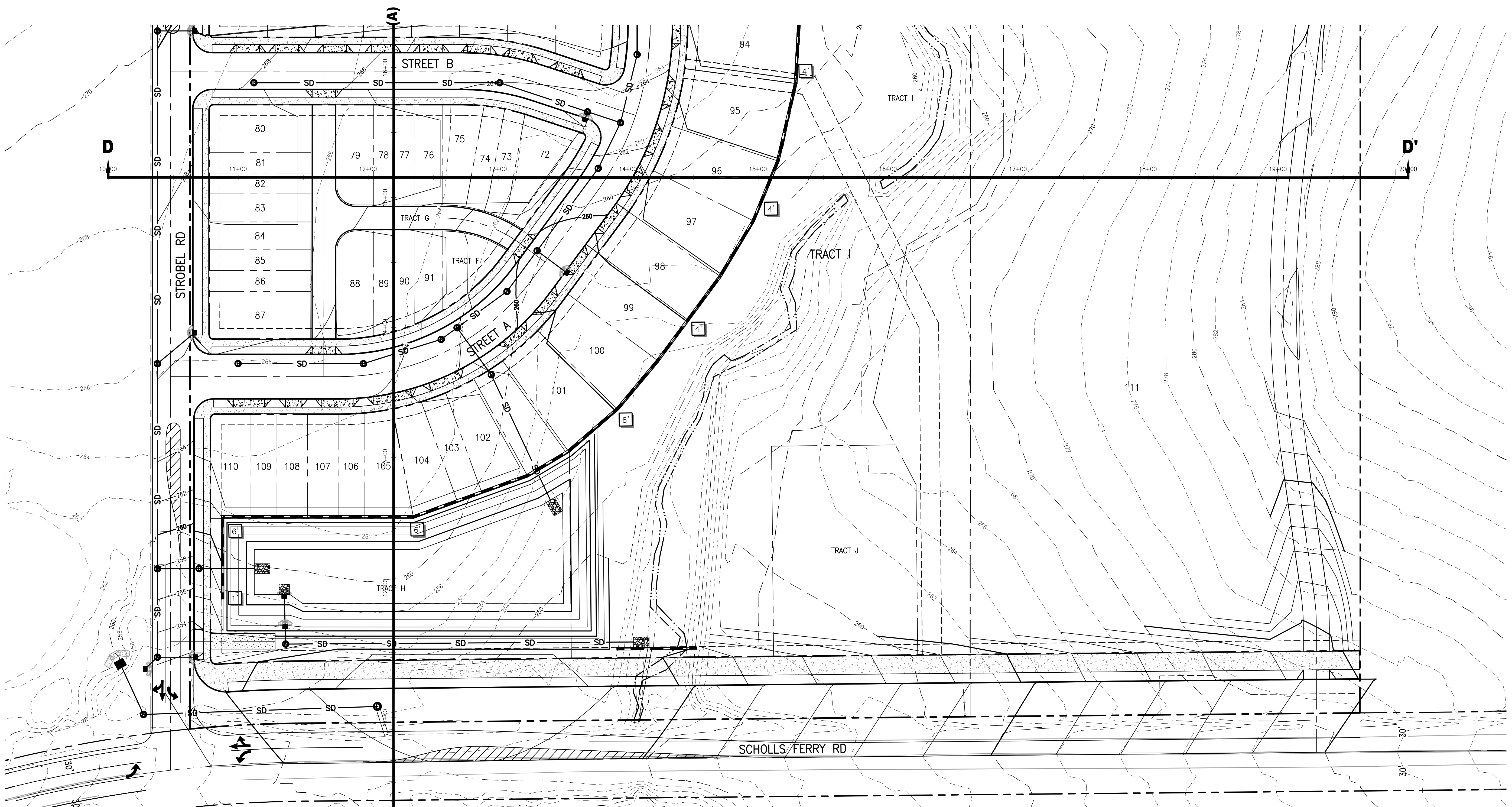
17849 P17849P40
 Project No. Drawing No.
P4.1
 Sheet No.
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NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

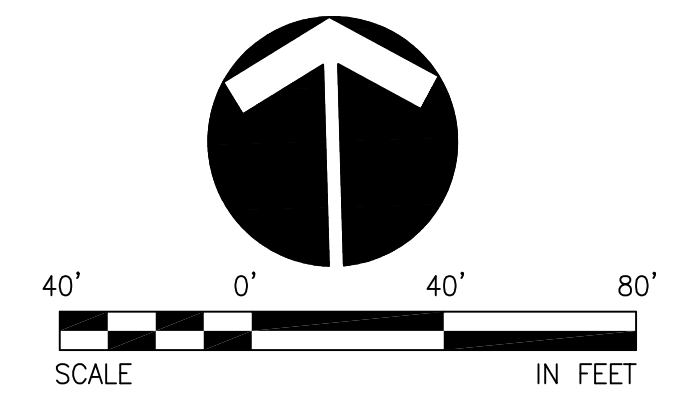
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 P17849X430
 P17849X600

Plotted: Feb 09, 2017 - 3:24 pm dnmh L:\Project\17800\17849\CADD\ACAD\DWG\17849P40.dwg Layout Name: P4.2



LEGEND

EXISTING 2' CONTOUR	---	271
EXISTING 10' CONTOUR	---	275
PROPOSED 2' CONTOUR	---	271
PROPOSED 10' CONTOUR	---	275
RETAINING WALL	---	X' X'
WETLAND	---	
CWS 50' VEGETATED CORRIDOR	---	
STORM DRAIN LINE	---	SD
DAYLIGHT BASEMENT LOT	---	DL
GARAGE UNDER LOT	---	GU
SITE SECTION	---	D D'
SITE SECTION MATCH LINE	---	(D)



SEE SHEETS P4.3 TO P4.4
 FOR SITE SECTIONS

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
 SOUTH

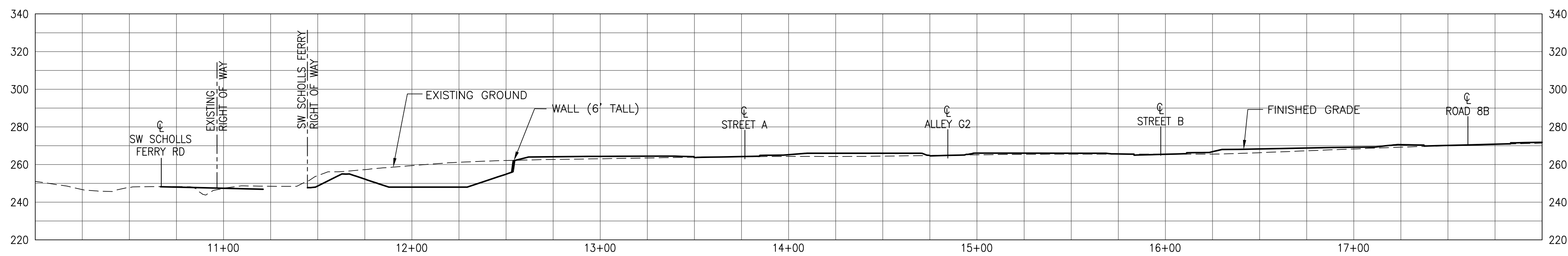
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 Project No. Drawing No.
P4.2
 Sheet No.
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NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

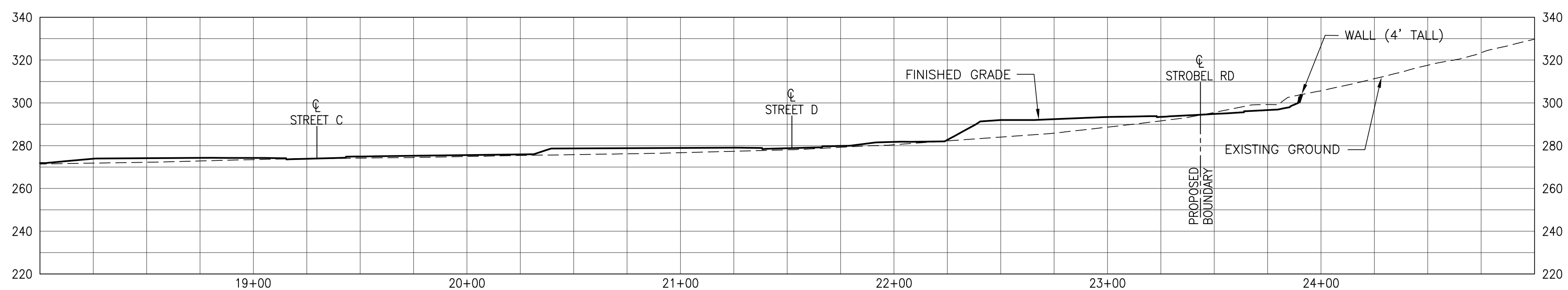
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 S17849X190
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 O17849X101
 P17849X430
 P17849X600



40'
20'
0'

20' 0' 20' 40'

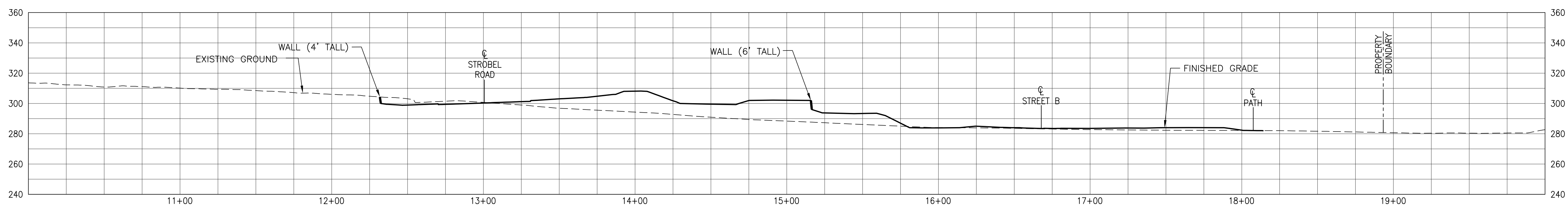
SITE SECTION A-A' (STA 10+00 - STA 18+00)



40'
20'
0'

20' 0' 20' 40'

SITE SECTION A-A' (STA 18+00 - STA 25+00)



40'
20'
0'

20' 0' 20' 40'

SITE SECTION B-B'

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN

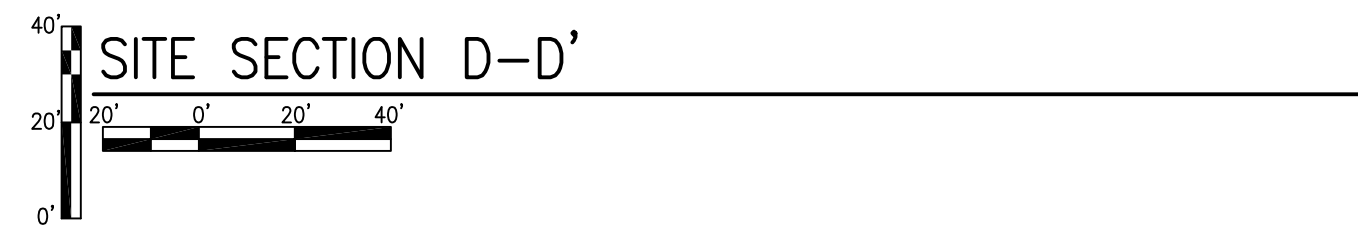
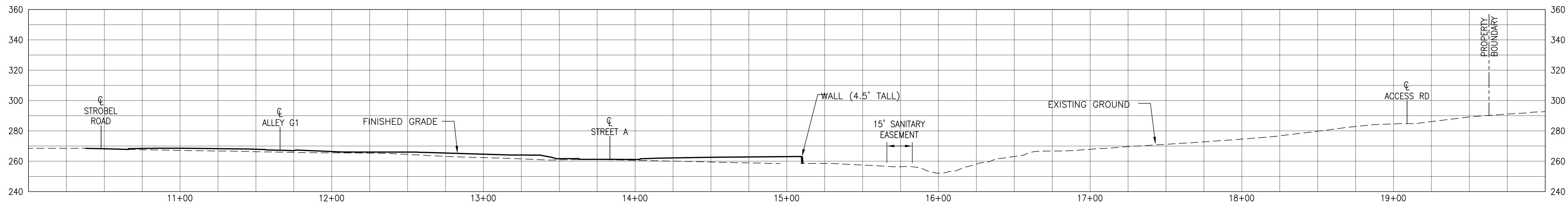
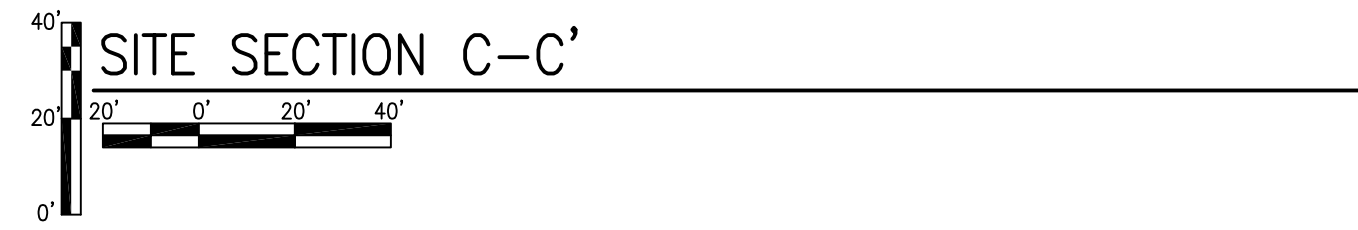
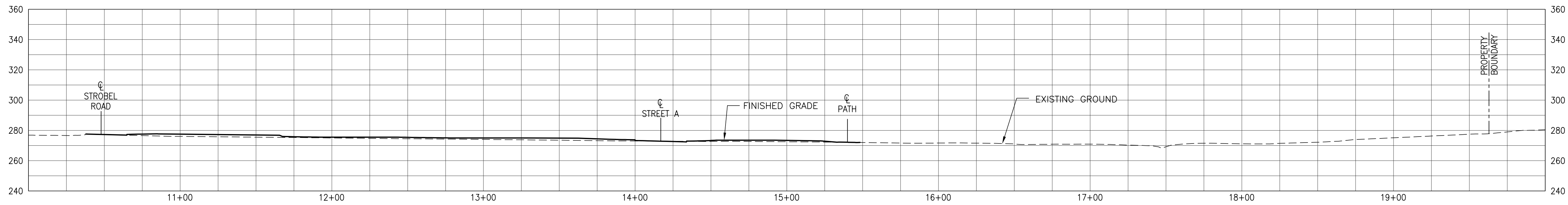
BEAVERTON, OREGON

PRELIMINARY SITE SECTIONS
 SECTION A-A' & SECTION B-B'

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P4.3
 Sheet No.
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XREF LIST
 Ltscale: 40
 Resolved
 P17849X001
 S17849X190
 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600



LAND USE SUBMITTAL - FEBRUARY 10, 2017
THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON
 PRELIMINARY SITE SECTIONS
 SECTION C-C' AND SECTION D-D'



17849 P17849P40
 Project No. Drawing No.
P4.4
 Sheet No.
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NO.	DATE	BY	REVISION COMMENTS

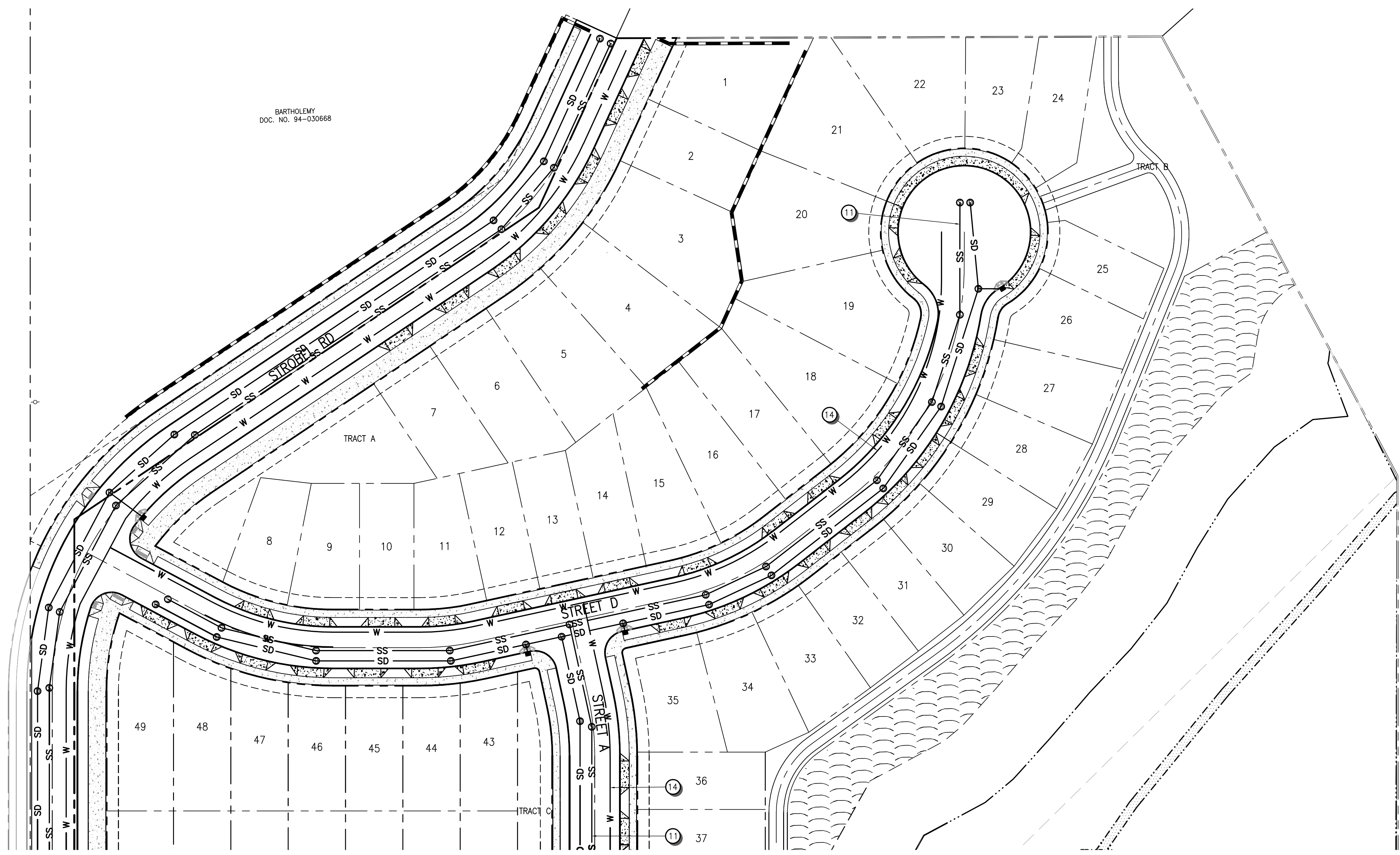
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 Resolved
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 O17849X101
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 P17849X600

BARTHOLEMY
 DOC. NO. 94-030668

EDMONDS
 DOC. NO. 2008-010806

BIERLY
 DOC. NO. 2011-053131

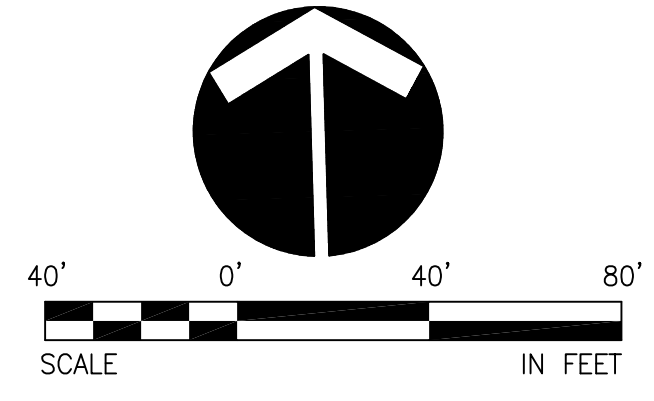


KEYNOTES:

- | | |
|--|-----------------------------------|
| ① STORM DRAIN OUTFALL TO STORM FACILITY. | ⑧ 24" WATER MAIN ROUTE (OPTION A) |
| ② STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE. | ⑨ 16" WATER MAIN ROUTE (OPTION B) |
| ③ CONNECT TO EXISTING WATER LINE. | ⑩ 24" SANITARY SEWER |
| ④ CONNECT TO EXISTING SANITARY SEWER STUB. | ⑪ 18" SANITARY SEWER |
| ⑤ STORM FACILITY. | ⑫ 8" SANITARY SEWER |
| ⑥ PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM). | ⑬ EXTEND EXISTING 36" CULVERT |
| ⑦ 24" WATER MAIN | ⑭ 12" WATER MAIN |

LEGEND

- | | |
|------------------------------|-----|
| STORM LINE | SD |
| STORM MANHOLE | ● |
| STORM CURB INLET/CATCH BASIN | ■ |
| SANITARY LINE | SS |
| SANITARY MANHOLE | ● |
| WATER LINE | W |
| FIRE HYDRANT | ■ |
| WATER METER | ■ |
| PUBLIC UTILITY EASEMENT | --- |



Plotted: Feb. 09, 2017 - 3:32pm
 mshaha L:\Project\17849\17849\CADD\ACAD\Draw\17849P50.dwg Layout Name: P5.0

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
 NORTH

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 Project No. Drawing No.
P5.0
 Sheet No.
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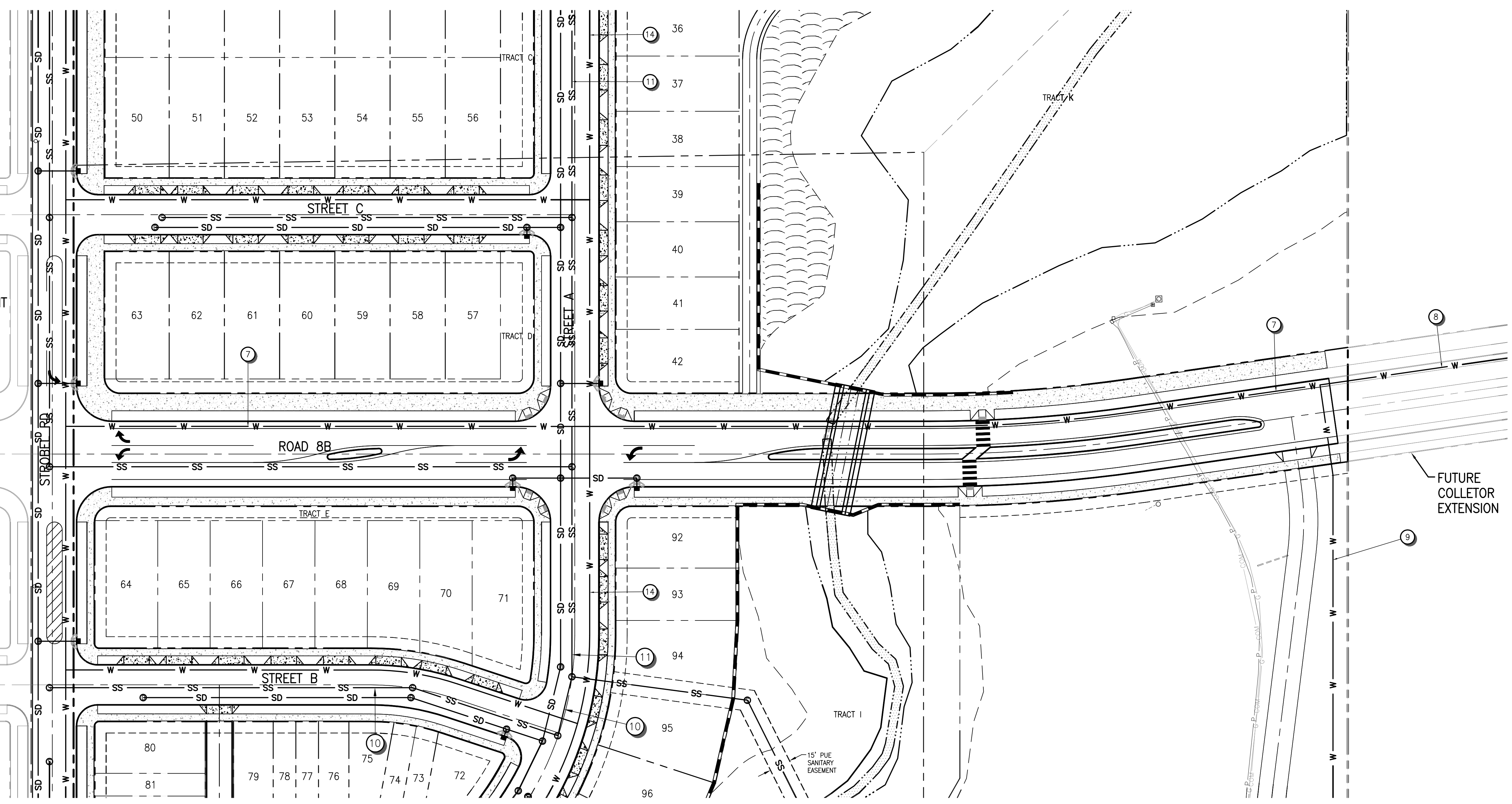
NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

XREF LIST
 Ltscale: 40
 Resolved
 P17849X001
 S17849X190
 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600

BIERLY
 JOC. NO. 2011-053131

FUTURE DEVELOPMENT
 (BIERLY PROPERTY)



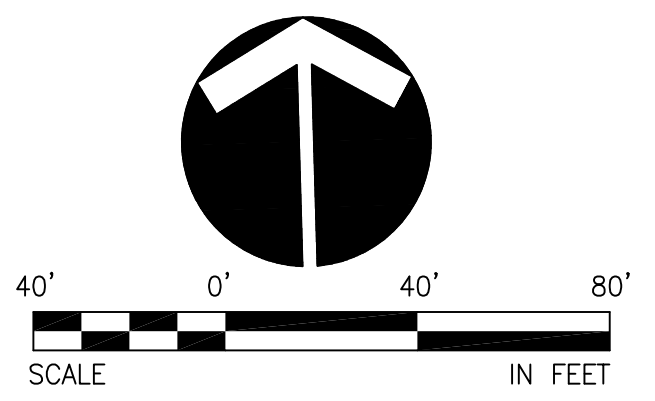
FUTURE COLLECTOR
 EXTENSION

KEYNOTES:

- | | |
|--|-----------------------------------|
| 1 STORM DRAIN OUTFALL TO STORM FACILITY. | 8 24" WATER MAIN ROUTE (OPTION A) |
| 2 STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE. | 9 16" WATER MAIN ROUTE (OPTION B) |
| 3 CONNECT TO EXISTING WATER LINE. | 10 24" SANITARY SEWER |
| 4 CONNECT TO EXISTING SANITARY SEWER STUB. | 11 18" SANITARY SEWER |
| 5 STORM FACILITY. | 12 8" SANITARY SEWER |
| 6 PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM). | 13 EXTEND EXISTING 36" CULVERT |
| 7 24" WATER MAIN | 14 12" WATER MAIN |

LEGEND

- | | |
|------------------------------|-----|
| STORM LINE | SD |
| STORM MANHOLE | ● |
| STORM CURB INLET/CATCH BASIN | ■ |
| SANITARY LINE | SS |
| SANITARY MANHOLE | ● |
| WATER LINE | W |
| FIRE HYDRANT | ▲ |
| WATER METER | ⊕ |
| PUBLIC UTILITY EASEMENT | --- |



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LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
 CENTRAL

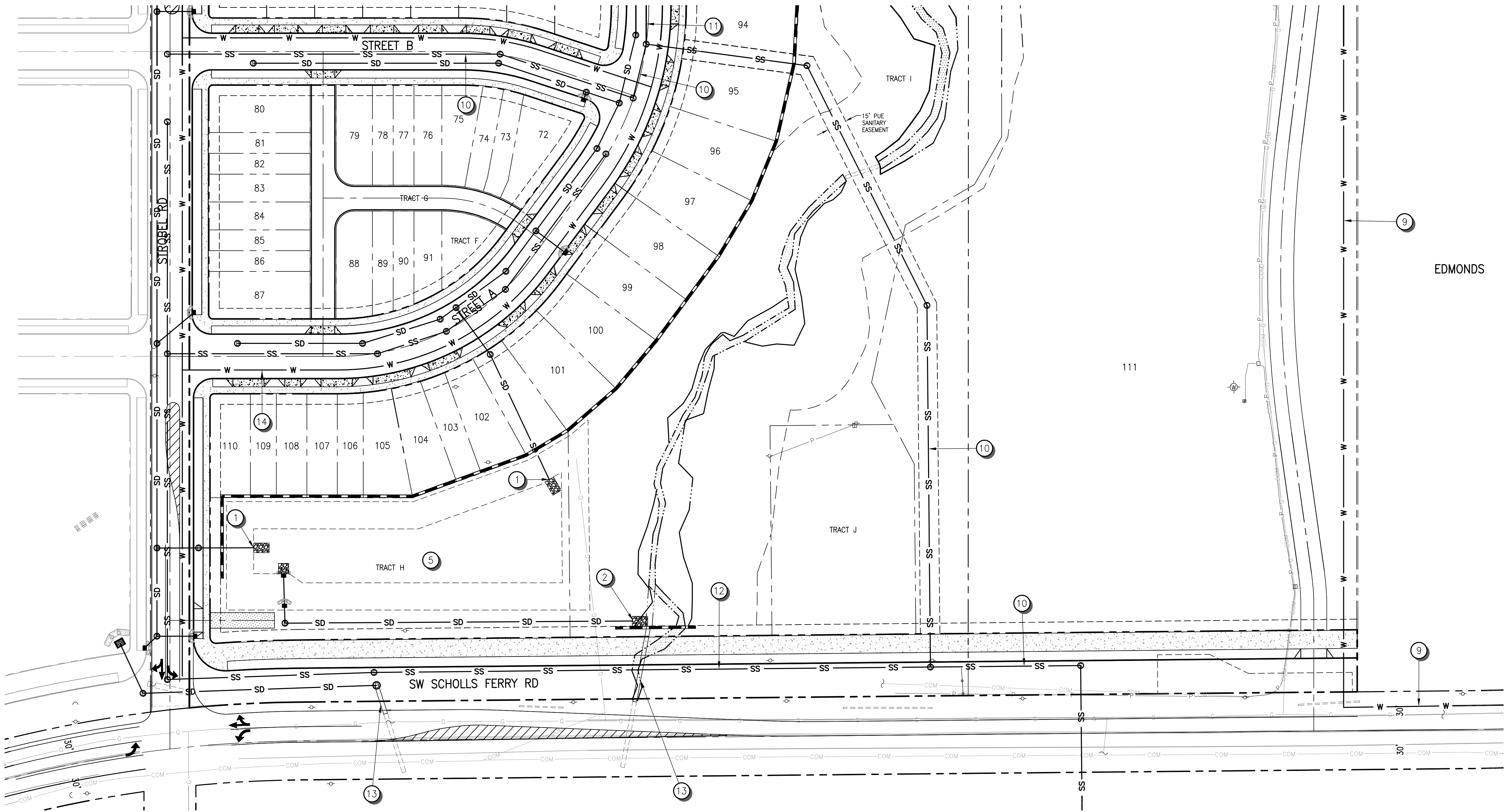
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 Portland, OR 97204
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17849 P17849P50
 Project No. Drawing No.
P5.1
 Sheet No.
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Design	Drawn	Checked	Date	Initial	Issue Date:
BDS	MDH	MAP			

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 S17849X190
 S17849X360
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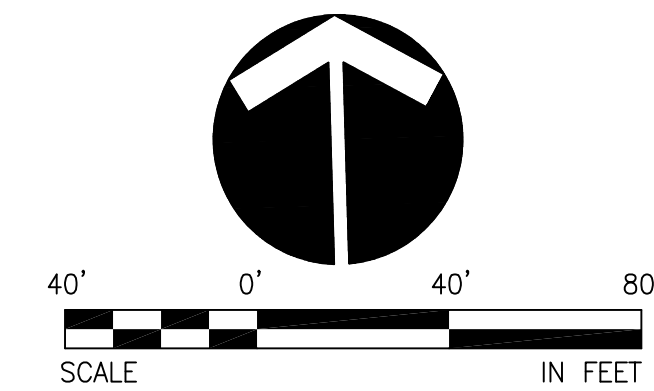


KEYNOTES:

- | | | | |
|---|--|----|---------------------------------|
| 1 | STORM DRAIN OUTFALL TO STORM FACILITY. | 8 | 24" WATER MAIN ROUTE (OPTION A) |
| 2 | STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE. | 9 | 16" WATER MAIN ROUTE (OPTION B) |
| 3 | CONNECT TO EXISTING WATER LINE. | 10 | 24" SANITARY SEWER |
| 4 | CONNECT TO EXISTING SANITARY SEWER STUB. | 11 | 18" SANITARY SEWER |
| 5 | STORM FACILITY. | 12 | 8" SANITARY SEWER |
| 6 | PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM). | 13 | EXTEND EXISTING 36" CULVERT |
| 7 | 24" WATER MAIN | 14 | 12" WATER MAIN |

LEGEND

- | | |
|------------------------------|-----------|
| STORM LINE | SD |
| STORM MANHOLE | ● |
| STORM CURB INLET/CATCH BASIN | ■ |
| SANITARY LINE | SS |
| SANITARY MANHOLE | ● |
| WATER LINE | W |
| FIRE HYDRANT | ▲ |
| WATER METER | □ |
| PUBLIC UTILITY EASEMENT | - - - - - |



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LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
 SOUTH

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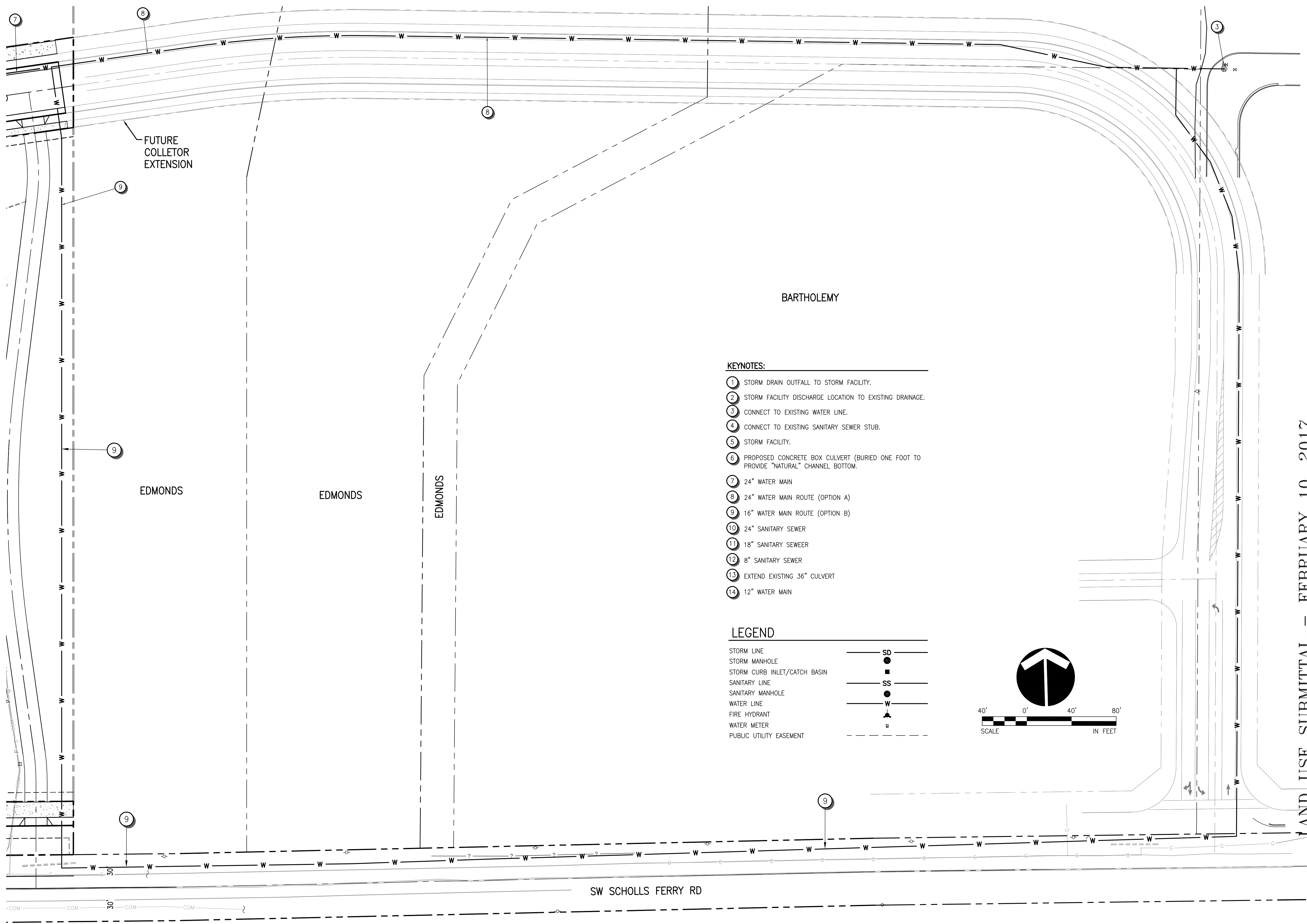
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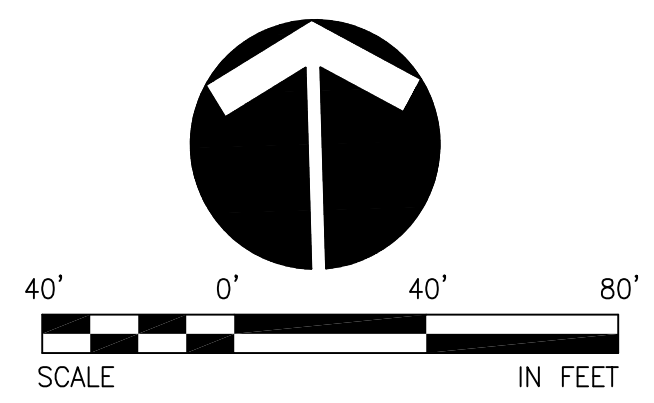


KEYNOTES:

- 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 STORM FACILITY.
- ⑥ PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM).
- ⑦ 24" WATER MAIN
- ⑧ 24" WATER MAIN ROUTE (OPTION A)
- ⑨ 16" WATER MAIN ROUTE (OPTION B)
- ⑩ 24" SANITARY SEWER
- ⑪ 18" SANITARY SEWER
- ⑫ 8" SANITARY SEWER
- ⑬ EXTEND EXISTING 36" CULVERT
- ⑭ 12" WATER MAIN

LEGEND

- STORM LINE ——— SD ———
- STORM MANHOLE ●
- STORM CURB INLET/CATCH BASIN ■
- SANITARY LINE ——— SS ———
- SANITARY MANHOLE ●
- WATER LINE ——— W ———
- FIRE HYDRANT ▲
- WATER METER □
- PUBLIC UTILITY EASEMENT - - - - -



LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
 OFFSITE 16" WATER CONNECTION OPTION A & OPTION B

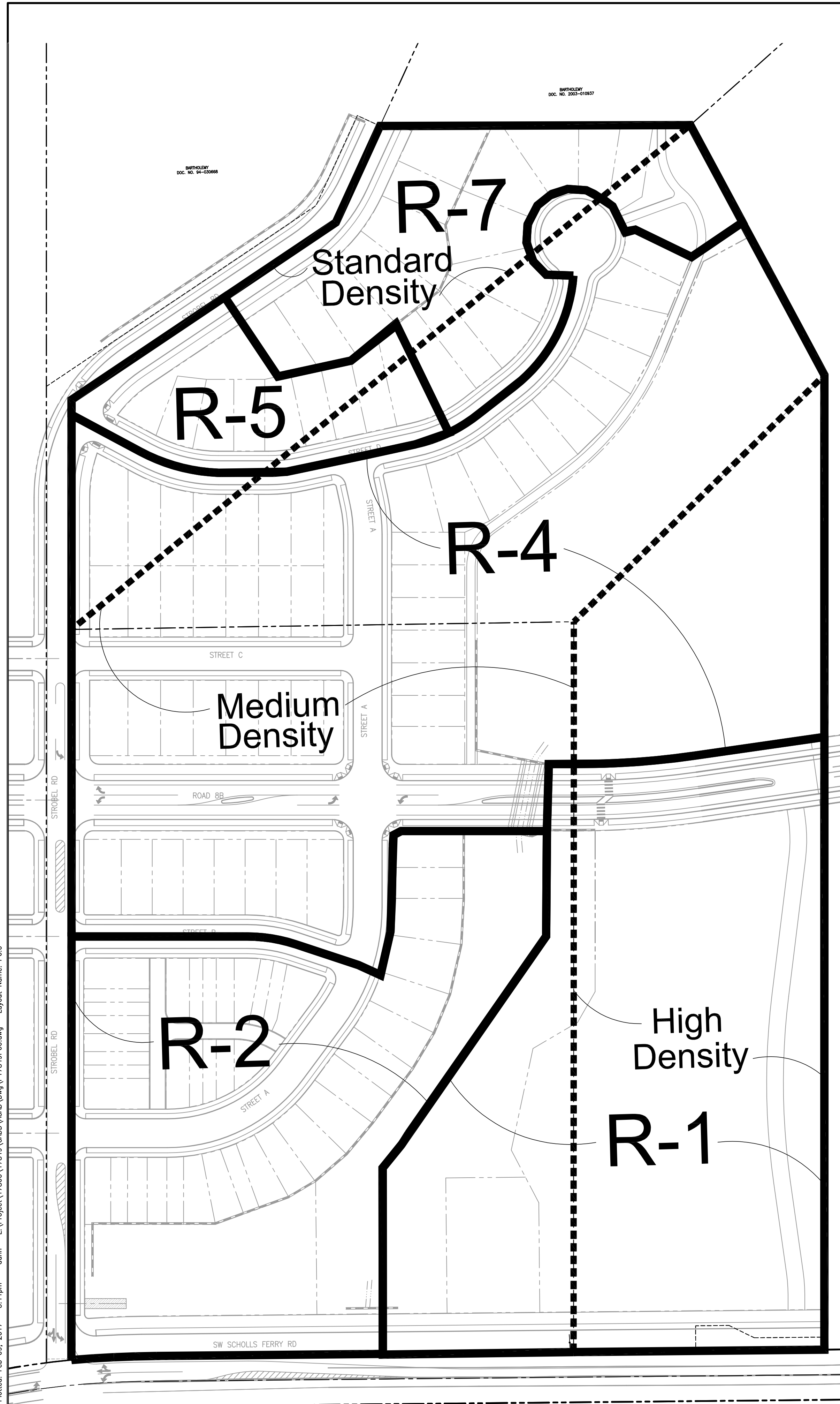
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 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600



Existing SCM Plan Land Use Summary

	Gross site (± Gross site (ac.))	Resource Land	Right of way	OS Tracts	WQ Tracts	Net Site	Net-Net (80%) sf	Net-Net (80%) ac	Zoning Mix	Net-Net site (ac.)	Required Min Units	Maximum Units allowed	
High Density	304,886												
R-1	304,886	7.00	88,537	60,977	17,673	137,699	110,159	2.53	100%		110	305	Multi-family
Medium Density	768,727	17.65	190,848	153,745	35,619								
R-4	538,109	12.35	133,594	107,622		296,894	237,515	5.45	76%	5.45	59	135	
R-2	230,618	5.29	57,254	46,124	35,619	91,621	73,297	1.68	24%	1.68	37	115	
Standard Density	149,303	3.43	70,614	29,861									
R-7	104,512	2.40	49,430	20,902		34,180	27,344	0.63	70%		4	15	
R-5	44,791	1.03	21,184	8,958		14,649	11,719	0.27	30%		2	9	
	1,222,916	28.07	349,999	244,583	53,292	575,042					102	274	Single Family
											110	305	Multi-family
											212	579	Total

Land Use Summary - Proposed Zone Boundaries

	Gross site (± Gross site (ac.))	Resource Land	Right of way	OS Tracts	WQ Tracts	Net Site	Net-Net (80%) sf	Net-Net (80%) ac	Zoning Mix	Net-Net site (ac.)	Required Min Units	Maximum Units allowed	Proposed Units	
High Density	306,317													
R-1	306,317	7.03	56,046	73,841	17,673	158,757	127,006	2.92	100%		127	306	128	Multi-family
Medium Density	749,286	17.20	202,913	199,080	35,619									
R-4	515,472	11.83	151,271	127,005		237,196	189,757	4.36	70%	4.36	47	129	47	
R-2	233,814	5.37	51,642	44,878	35,619	101,675	81,340	1.87	30%	1.87	41	117	39	
Standard Density	167,193	3.84		31,082										
R-7	112,358	2.58		14,049		98,309	78,647	1.81	72%		11	16	16	
R-5	54,835	1.26		17,033		37,802	30,242	0.69	28%		6	11	8	
	1,222,796	28.07	258,959	276,806	53,292	633,739					105	273	110	Single Family
											127	306	128	Multi-family
											232	579	238	Total

Legend

- Medium Density Existing South Cooper Mountain land use designation
- R-2 Proposed zone boundary

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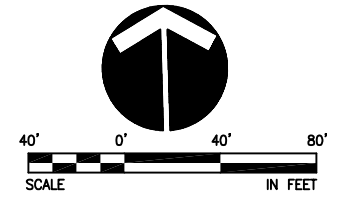
THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

LAND USE DESIGNATIONS AND
 PROPOSED ZONING

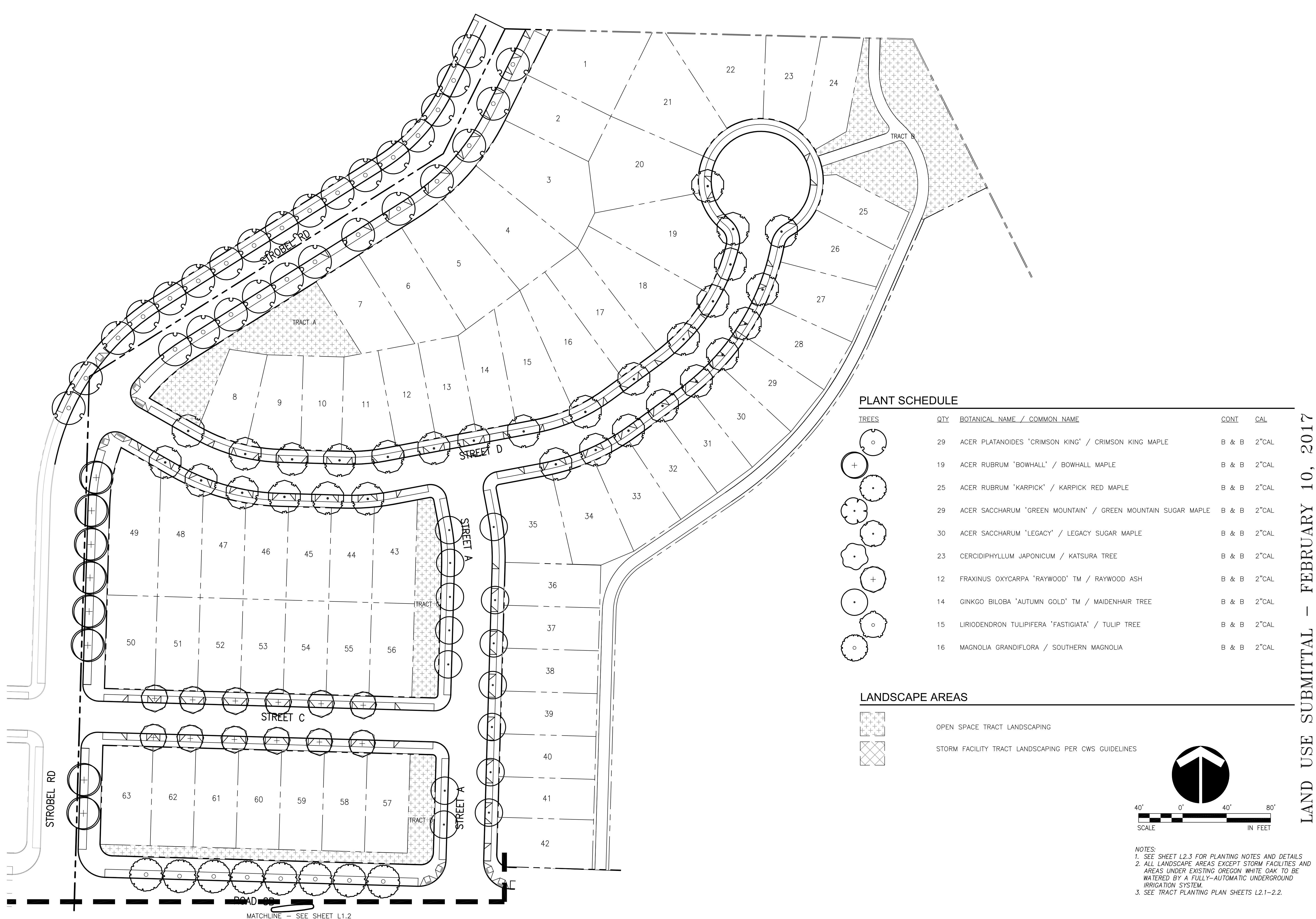
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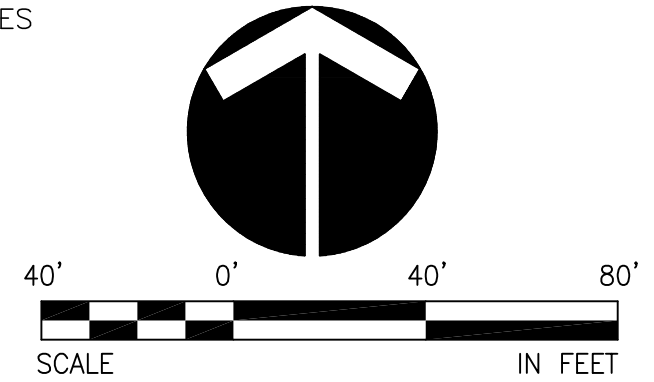


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	29	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING MAPLE	B & B	2" CAL
	19	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	B & B	2" CAL
	25	ACER RUBRUM 'KARPICK' / KARPICK RED MAPLE	B & B	2" CAL
	29	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	B & B	2" CAL
	30	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B & B	2" CAL
	23	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B & B	2" CAL
	12	FRAXINUS OXYCARPA 'RAYWOOD' TM / RAYWOOD ASH	B & B	2" CAL
	14	GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE	B & B	2" CAL
	15	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / TULIP TREE	B & B	2" CAL
	16	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	B & B	2" CAL

LANDSCAPE AREAS

- OPEN SPACE TRACT LANDSCAPING
- STORM FACILITY TRACT LANDSCAPING PER CWS GUIDELINES



NOTES:
 1. SEE SHEET L2.3 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 L2.1-2.2.

LAND USE SUBMITTAL - FEBRUARY 10, 2017

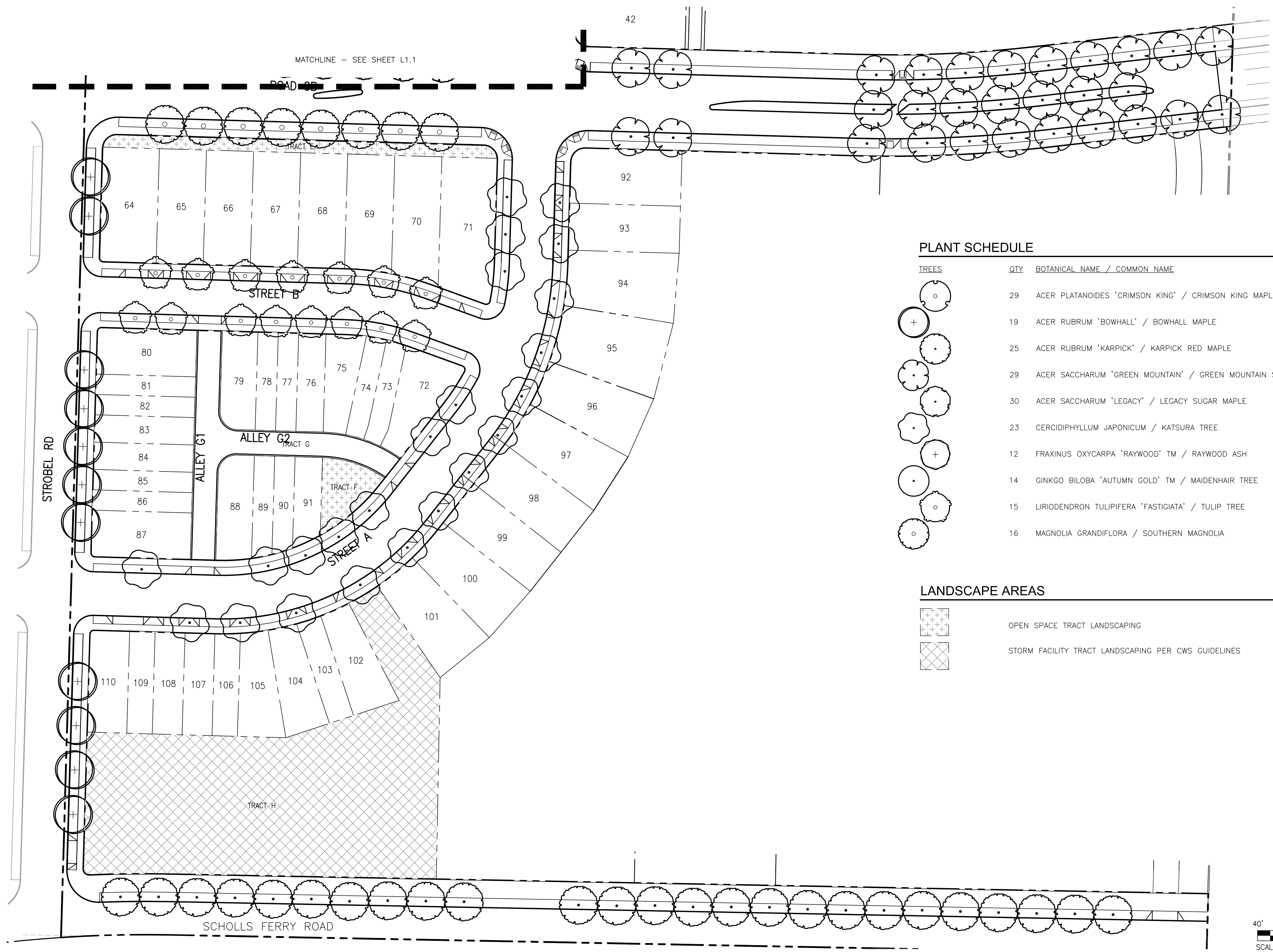
THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON
 PRELIMINARY LANDSCAPE PLAN
 NORTH

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 Drawing No. L1.1
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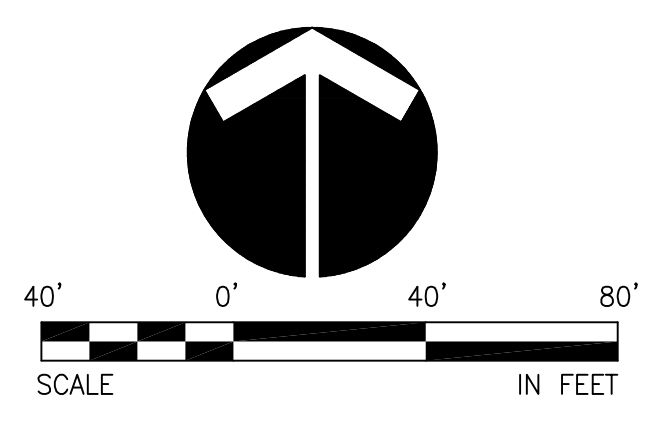


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	29	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING MAPLE	B & B	2" CAL
	19	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	B & B	2" CAL
	25	ACER RUBRUM 'KARPICK' / KARPICK RED MAPLE	B & B	2" CAL
	29	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	B & B	2" CAL
	30	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B & B	2" CAL
	23	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B & B	2" CAL
	12	FRAXINUS OXYCARPA 'RAYWOOD' TM / RAYWOOD ASH	B & B	2" CAL
	14	GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE	B & B	2" CAL
	15	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / TULIP TREE	B & B	2" CAL
	16	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	B & B	2" CAL

LANDSCAPE AREAS

	OPEN SPACE TRACT LANDSCAPING
	STORM FACILITY TRACT LANDSCAPING PER CWS GUIDELINES

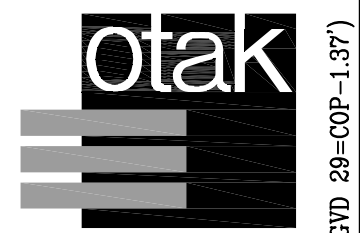


NOTES:
 1. SEE SHEET L2.3 FOR PLANTING NOTES AND DETAILS
 2. ALL LANDSCAPE AREAS EXCEPT STORM FACILITIES AND AREAS UNDER EXISTING OREGON WHITE OAK TO BE WATERED BY A FULLY-AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 3. SEE TRACT PLANTING PLAN SHEETS L2.1-2.2.

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
 SOUTH



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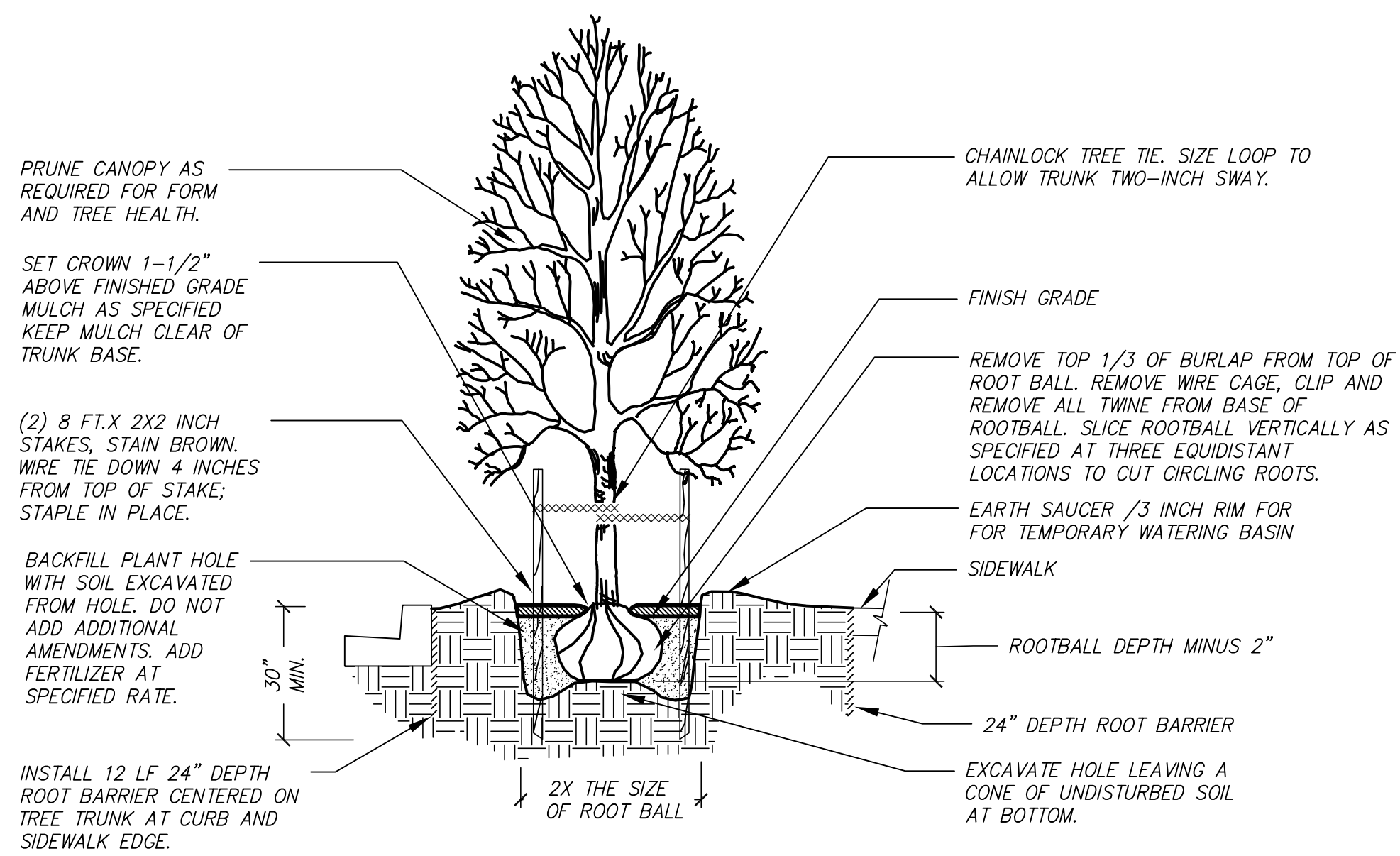
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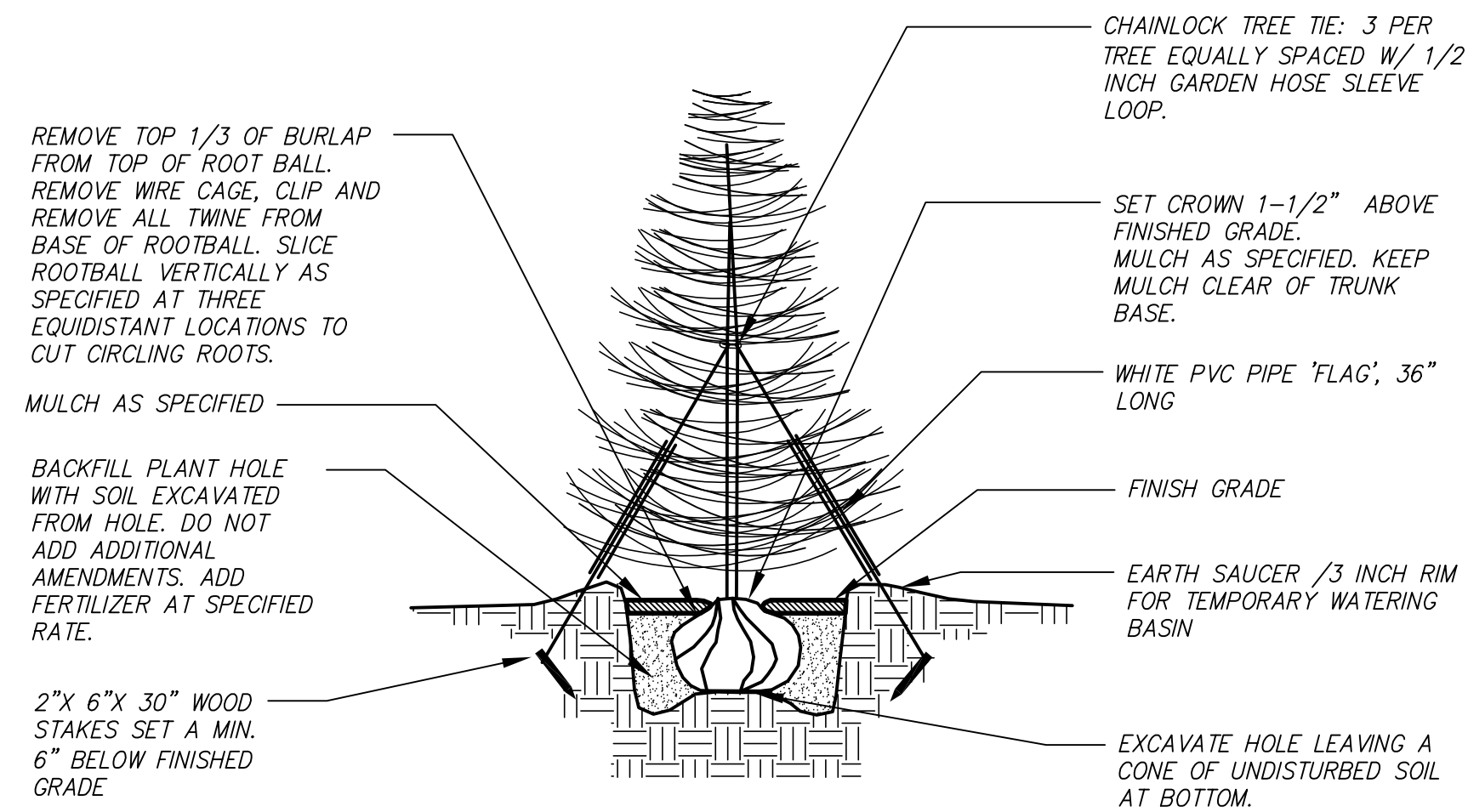
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TREE PLANTING WITH ROOT BARRIER

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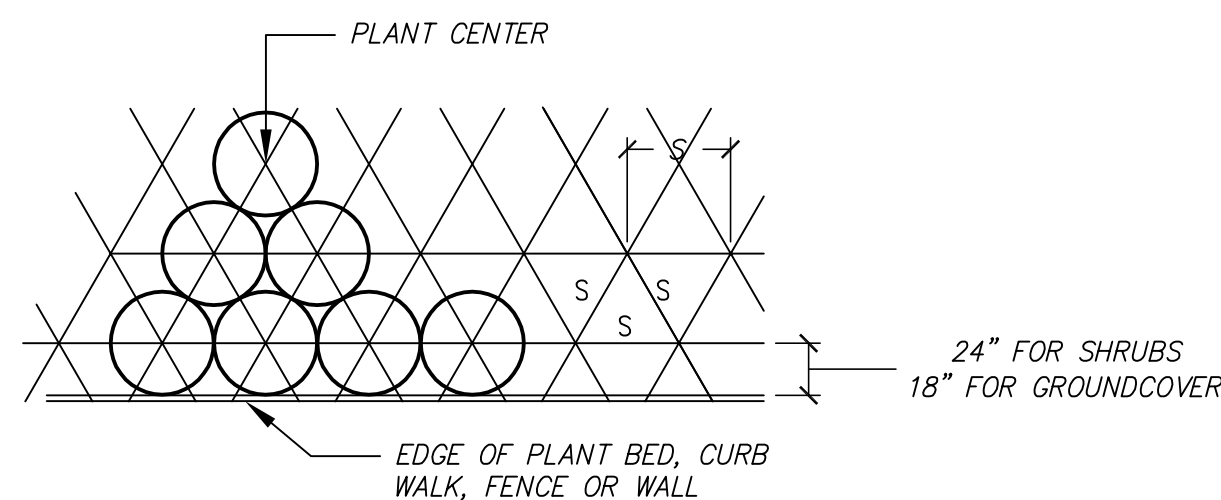
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EVERGREEN TREE PLANTING

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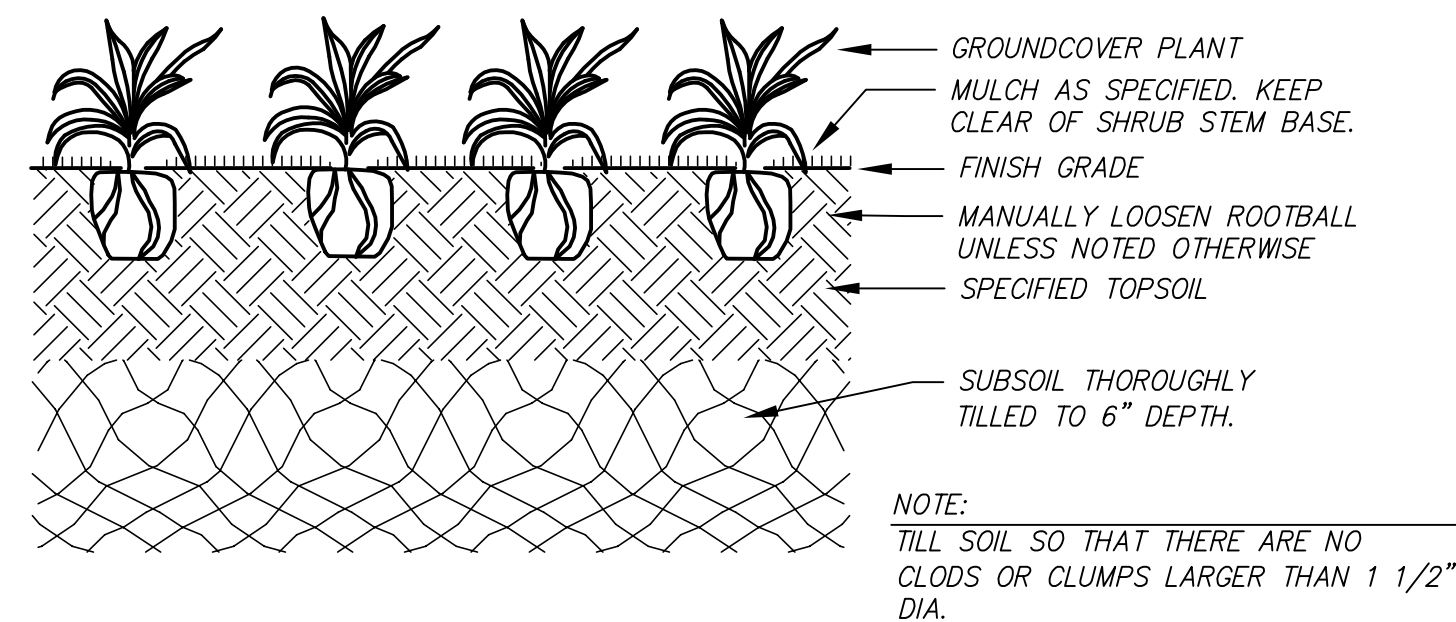
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PLANT SPACING

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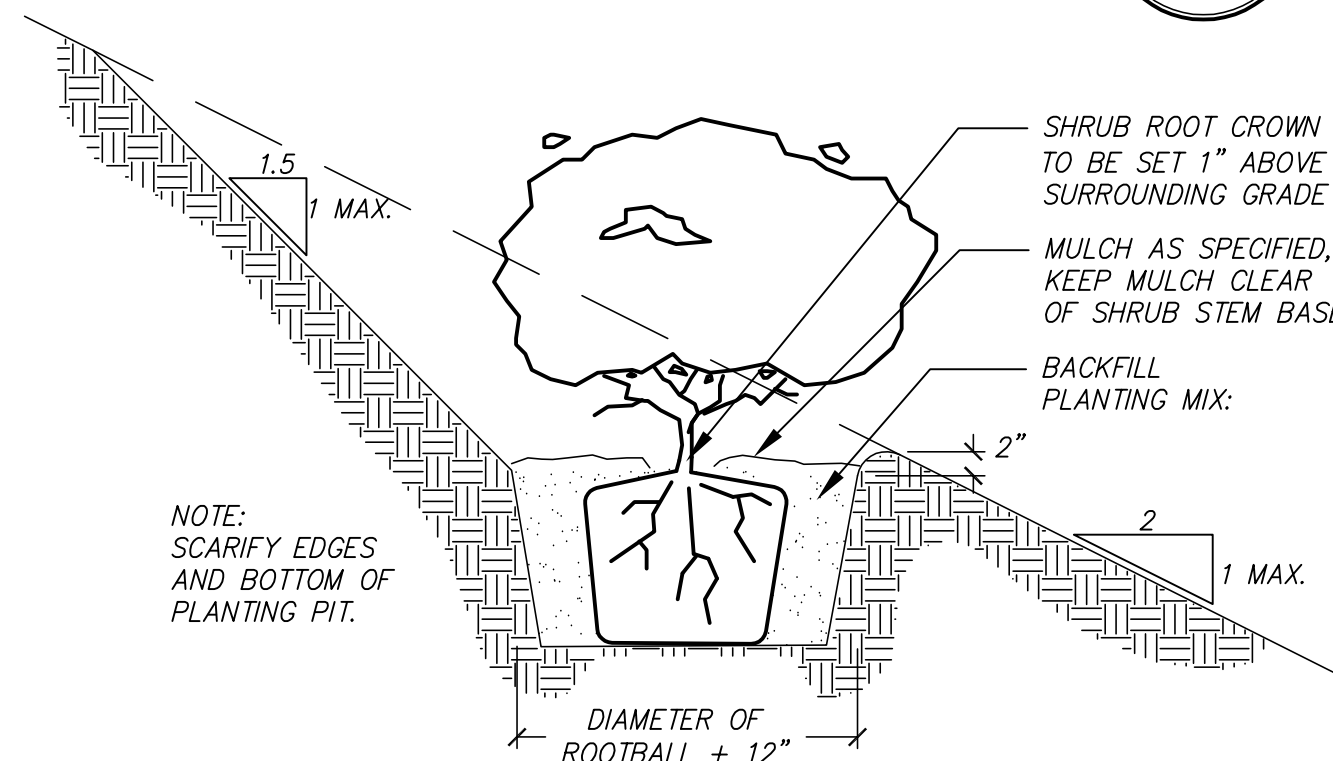
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GROUNDCOVER PLANTING DETAIL

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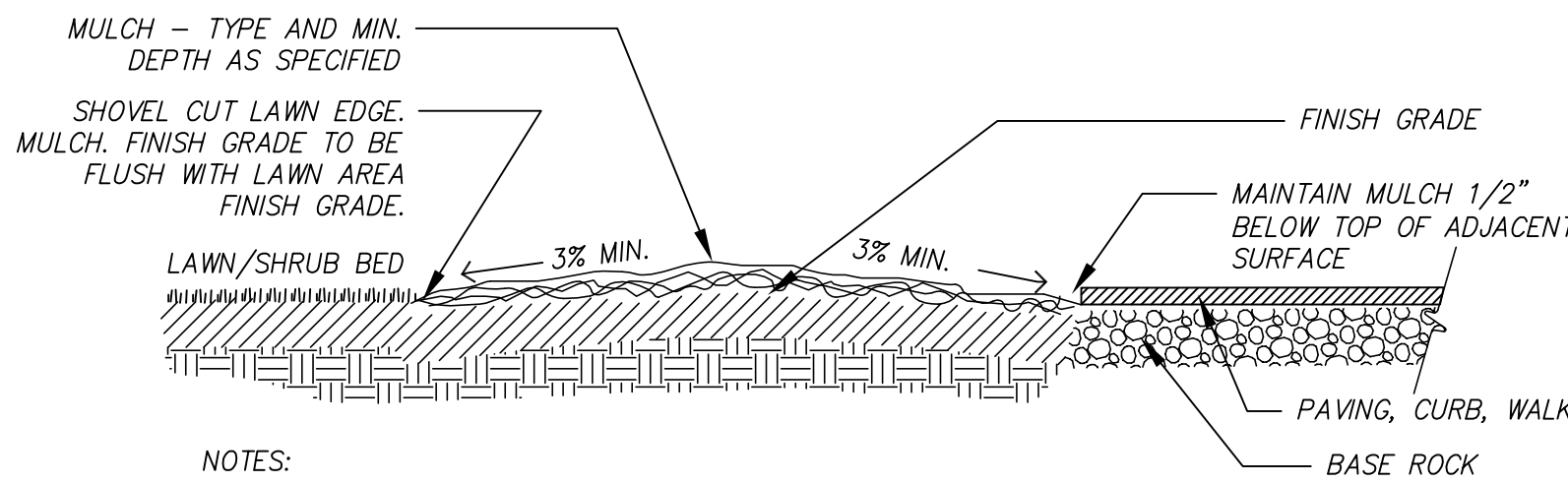
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TREE/SHRUB PLANTING ON SLOPE

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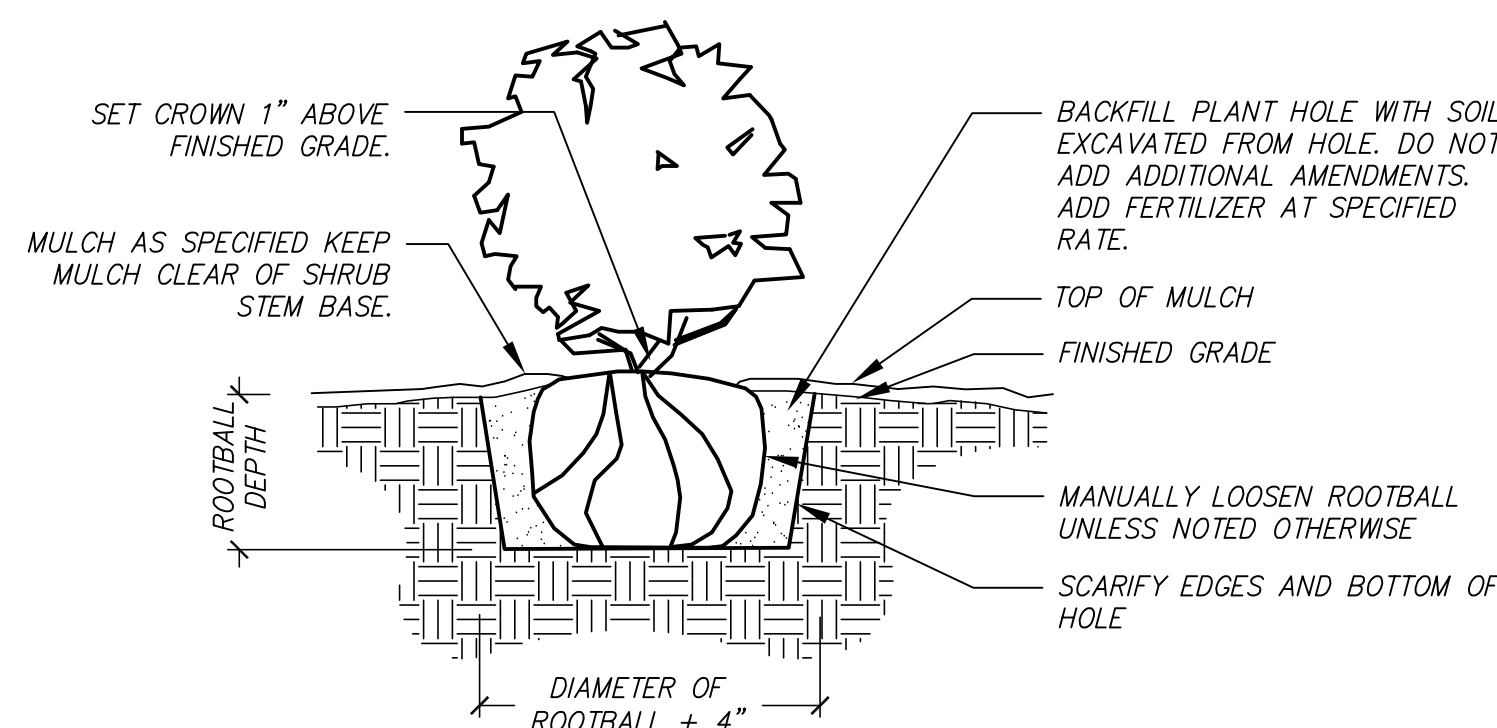
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SECTION - PLANTING BED GRADING

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3
L2.6



SHRUB PLANTING DETAIL

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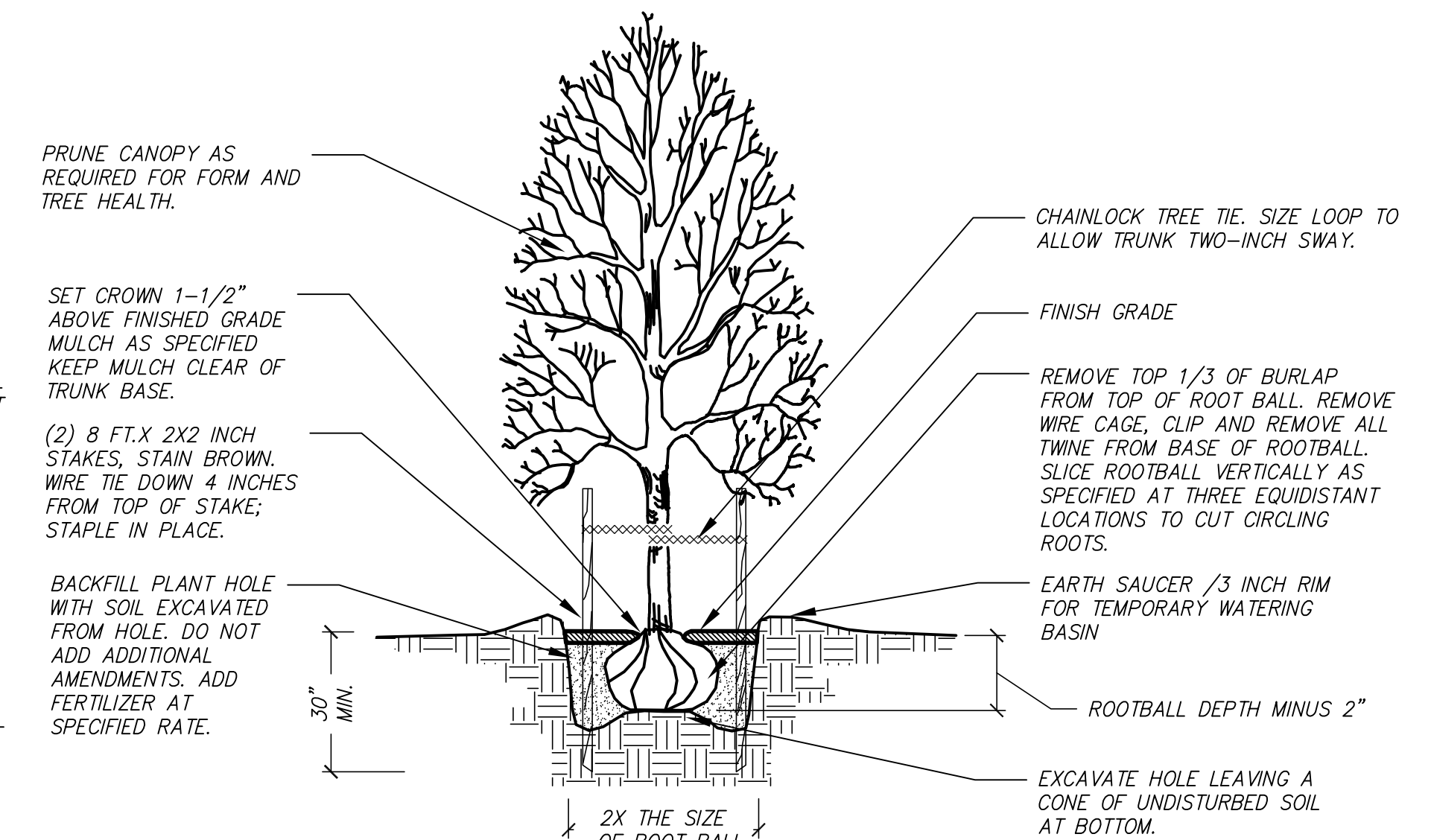
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L2.6

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:

- GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTOR'S CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
- 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.
- 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.
- 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.
- PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
- 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.
- TOPSOIL: 8" DEPTH IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
- SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST AND AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
- 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.
- FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS.
- 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.
- PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- 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.
- 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.
- WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
- SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
- SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.



TREE PLANTING DETAIL

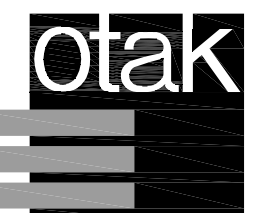
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L2.6

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
NOTES AND DETAILS



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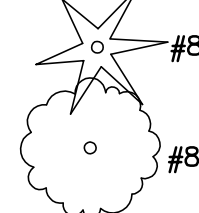
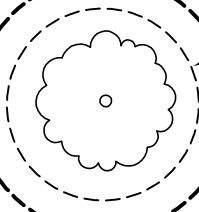
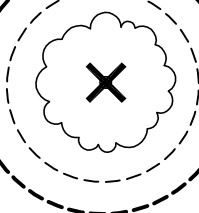


NO.	DATE	BY	REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date:

Plotted: Feb 09, 2017 - 2:55pm kaitlin L:\Project\17849\CADD\CADD\DWG\17849LTP-SERIES.dwg Layout Name: LTP-1

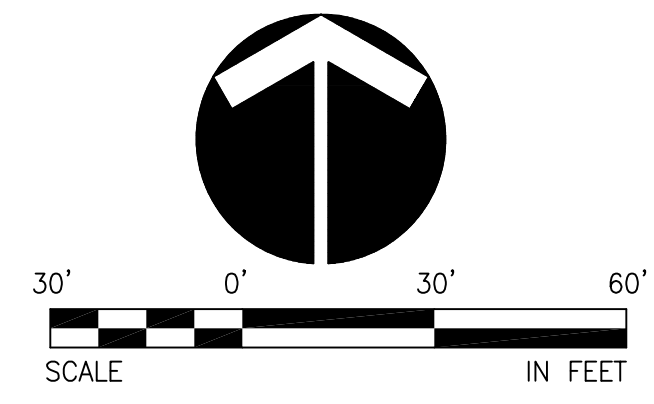


LEGEND

-  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-P2.4 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
- BIGLEAF MAPLE
- 4) REMOVED COMMUNITY TREES = 552
REMOVED COMMUNITY TREES DBH = 8,524
- 5) REMOVED SNRA TREES = 125
REMOVED SNRA TREES DBH = 2,193
- 6) SEE TREE PROTECTION FENCING DETAIL ON SHEET LPT-0



LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
BEAVERTON, OREGON

TREE PLAN

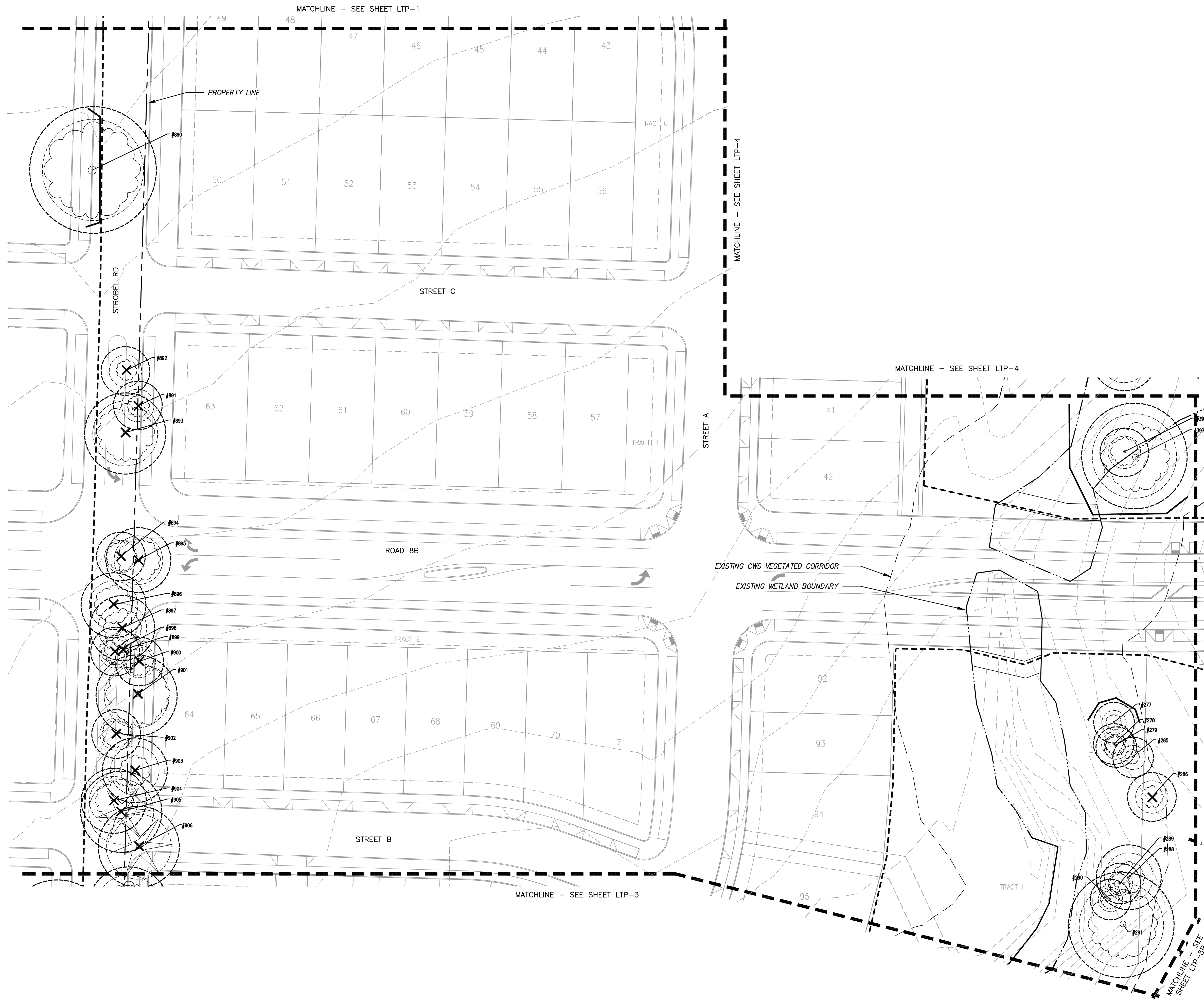


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17849 P17849LTP-SER
Project No. Drawing No.
LTP-1
Sheet No.
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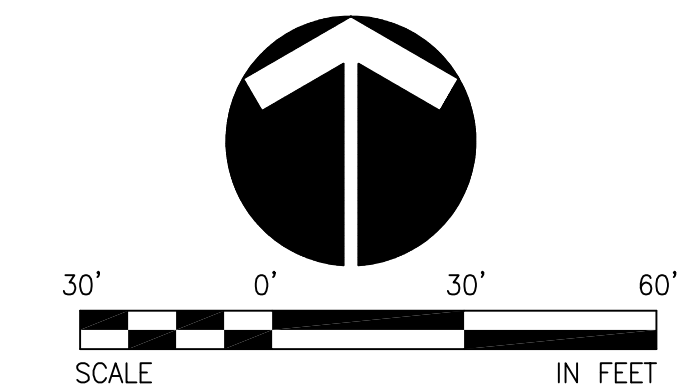


LEGEND

- 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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 - BIGLEAF MAPLE
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REMOVED COMMUNITY TREES DBH = 8,524
- 5) REMOVED SNRA TREES = 125
REMOVED SNRA TREES DBH = 2,193
- 6) SEE TREE PROTECTION FENCING DETAIL ON SHEET LPT-0



LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
BEAVERTON, OREGON

TREE PLAN

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Project No. Drawing No.
LTP-2
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Design	Drawn	Checked	Date	Initial	Issue Date

MATCHLINE - SEE SHEET LTP-2



LEGEND

- CONTOUR 2 FT.
- EXISTING COMMUNITY TREES (10-INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE
- 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:

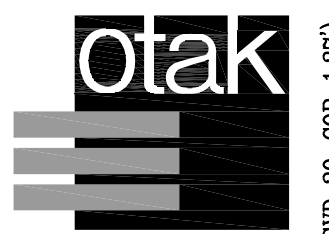
- 1) SEE SHEET P2.0-P2.4 FOR ADDITIONAL SITE DEVELOPMENT AND BOUNDARY INFORMATION.
- 2) NO SIGNIFICANT INDIVIDUAL TREES OR HISTORIC TREES EXIST ON SITE.
- 3) NONE OF THE FOLLOWING TREES ARE PRESENT WITHIN THE SIGNIFICANT NATURAL RESOURCE AREA:
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- 4) REMOVED COMMUNITY TREES = 552
REMOVED COMMUNITY TREES DBH = 8,524
- 5) REMOVED SNRA TREES = 125
REMOVED SNRA TREES DBH = 2,193
- 6) SEE TREE PROTECTION FENCING DETAIL ON SHEET LPT-0

Plotted: Feb 09, 2017 - 2:57pm kaitlin L:\Project\17800\17849\CADD\ACAD\DWG\17849LTP-SERIES.dwg Layout Name: LTP-3

LAND USE SUBMITTAL - FEBRUARY 10, 2017

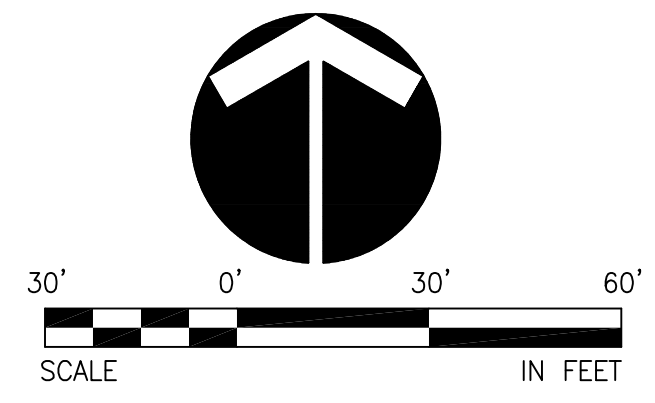
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NO.	DATE	BY	REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date:

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 1-164.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 165-327.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 328-493.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 328-493.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 494-659.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 660-825.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 826-991.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 992-1157.

Table with 13 columns: Tag, Common Name, Botanical Name, Deciduous, Evergreen, DBH, Condition, Remove, Comm. Tree, DBH of Comm. Tree, SNRA Tree, DBH of SNRA Tree. Rows 1158-1323.

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN BEAVERTON, OREGON

TREE DATA TABLE

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

Revision table with columns: NO., DATE, BY, REVISION COMMENTS. Includes Design, Drawn, Checked, Date, Initial, Issue, Date.

