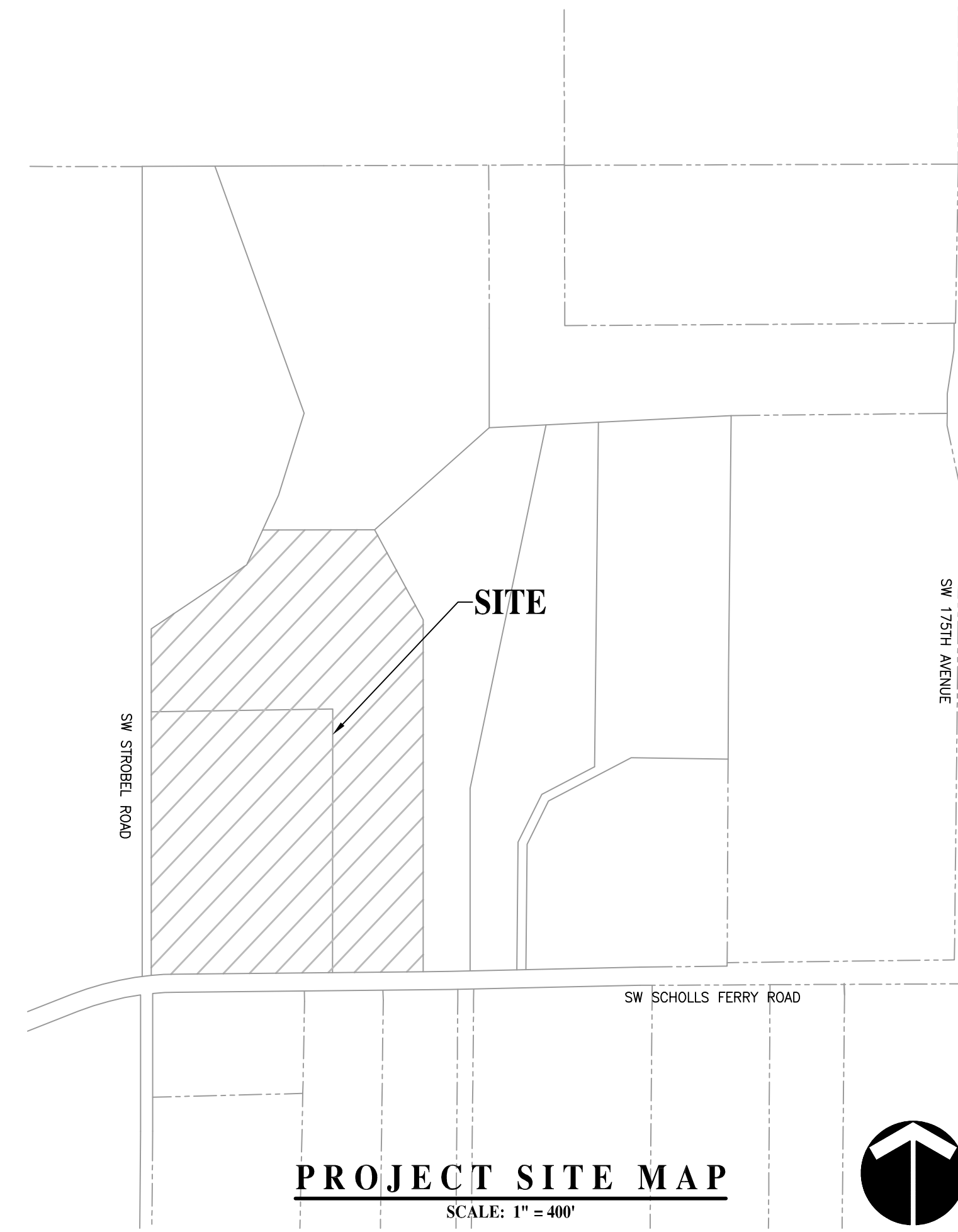
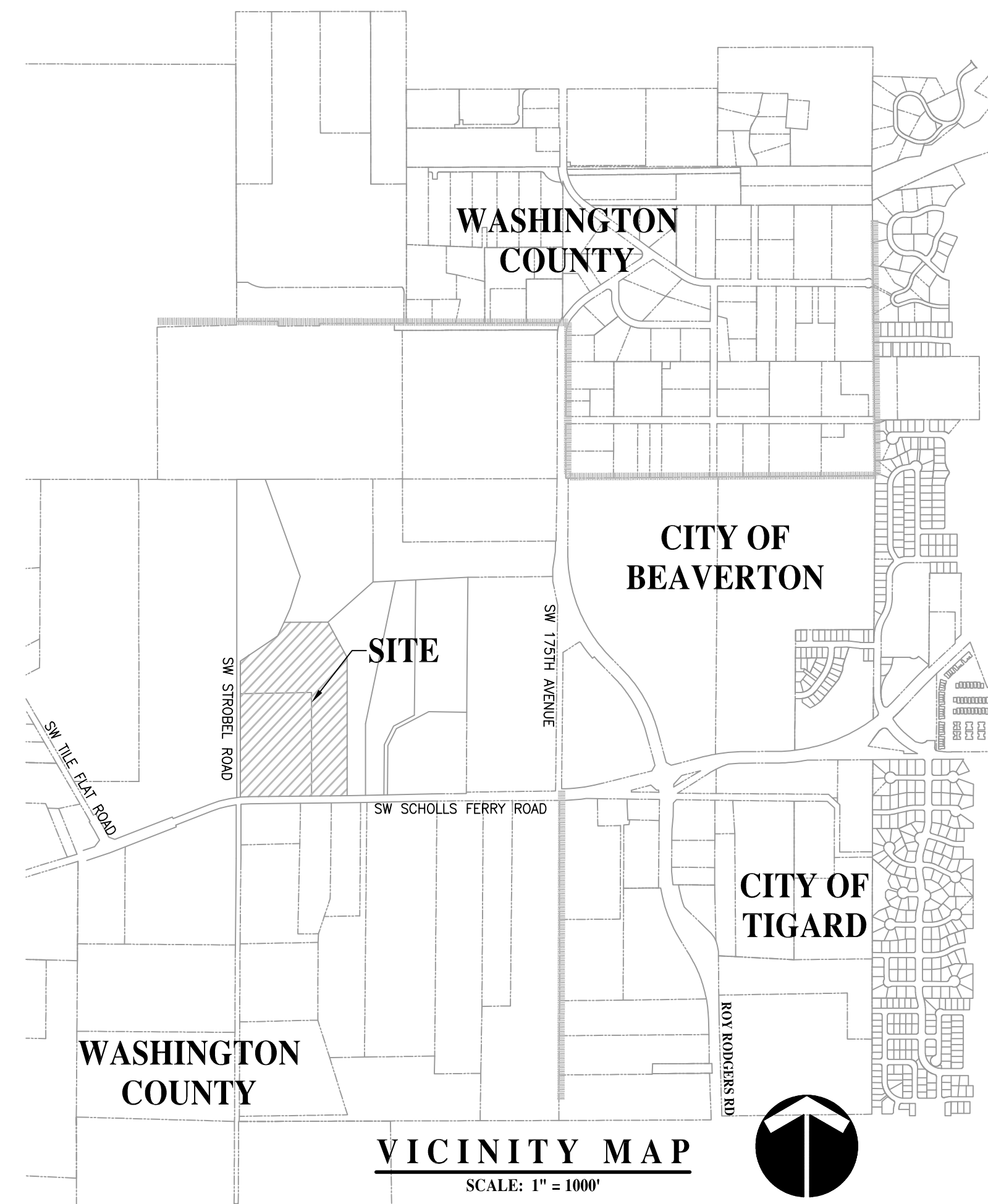


THE RIDGE AT SOUTH COOPER MOUNTAIN

LAND DIVISION - PRELIMINARY SUBDIVISION PLAN

5 LARGE LOTS AND 2 TRACTS CITY OF BEAVERTON, OREGON



APPLICANT/DEVELOPER

NAME: WEST HILLS LAND DEVELOPMENT, LLC
CONTACT: DAN GRIMBERG
ADDRESS: 3330 NW YEON AVENUE, SUITE 200
PORTLAND, OR 97210
PHONE: (503) 726-7033

CIVIL ENGINEER/SURVEYOR/PLANNER

NAME: OTAK, INC.
CONTACT: LI ALLIGOOD, AICP
MIKE PEBBLES, P.E.
MIKE SPELTS, PLS
ADDRESS: 808 SW THIRD AVENUE, SUITE 300
PORTLAND, OR 97204
PHONE: (503) 287-6825

ENVIRONMENTAL CONSULTANT

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

TRAFFIC ENGINEER

NAME: KITTLESON AND ASSOCIATES, INC.
CONTACT: JULIA KUHN, P.E.
ADDRESS: 610 SW ALDER STREET, SUITE 700
PORTLAND, OR 97205
PHONE: (503) 535-7409

GEOTECHNICAL ENGINEER

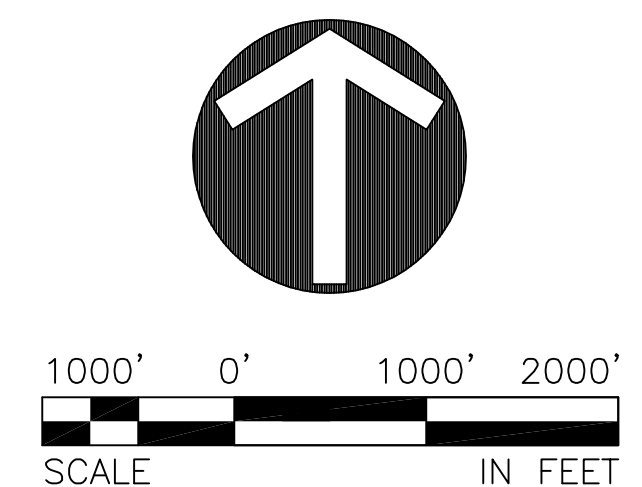
NAME: HARDMAN GEOTECHNICAL SERVICES
CONTACT: SCOTT HARDMAN, P.E.
ADDRESS: 24560 SW MIDDLETON ROAD
SHERWOOD, OR 97141
PHONE: (503) 822-5347

SITE INFORMATION

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

SHEET INDEX

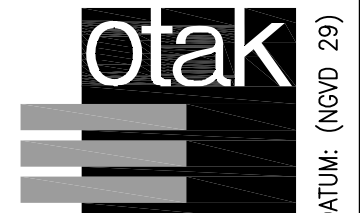
P0.0	COVER SHEET
P0.1	AERIAL PHOTO
P0.2	EXISTING CONDITIONS PLAN
P0.3	WETLAND AREAS AND MITIGATION (APPROVED PD)
P0.4	APPROVED STREET CROSS SECTIONS
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P1.1	PRELIMINARY 5-LOT SUBDIVISION PLAT (NORTH)
P1.2	PRELIMINARY 5-LOT SUBDIVISION PLAT (CENTRAL)
P1.3	PRELIMINARY 5-LOT SUBDIVISION PLAT (SOUTH)
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P2.1	APPROVED SITE PLAN (NORTH)
P2.2	APPROVED SITE PLAN (CENTRAL)
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P3.0	APPROVED GRADING PLAN (OVERALL)
P3.1	APPROVED GRADING PLAN (NORTH)
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P3.3	APPROVED GRADING PLAN (SOUTH)
P3.4	APPROVED SITE SECTIONS A-A' & B-B'
P3.5	APPROVED SITE SECTIONS C-C' & D-D'
P4.0	APPROVED UTILITY PLAN (OVERALL)
P4.1	APPROVED UTILITY PLAN (NORTH)
P4.2	APPROVED UTILITY PLAN (CENTRAL)
P4.3	APPROVED UTILITY PLAN (SOUTH)
P5.0	APPROVED LAND USE DESIGNATIONS AND ZONING
LTP-0	PRELIMINARY TREE PLAN



NO.	DATE	BY	REVISION COMMENTS



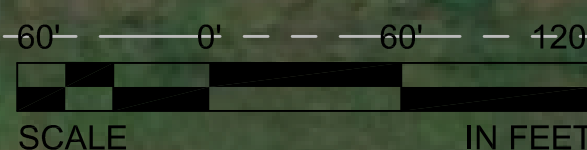
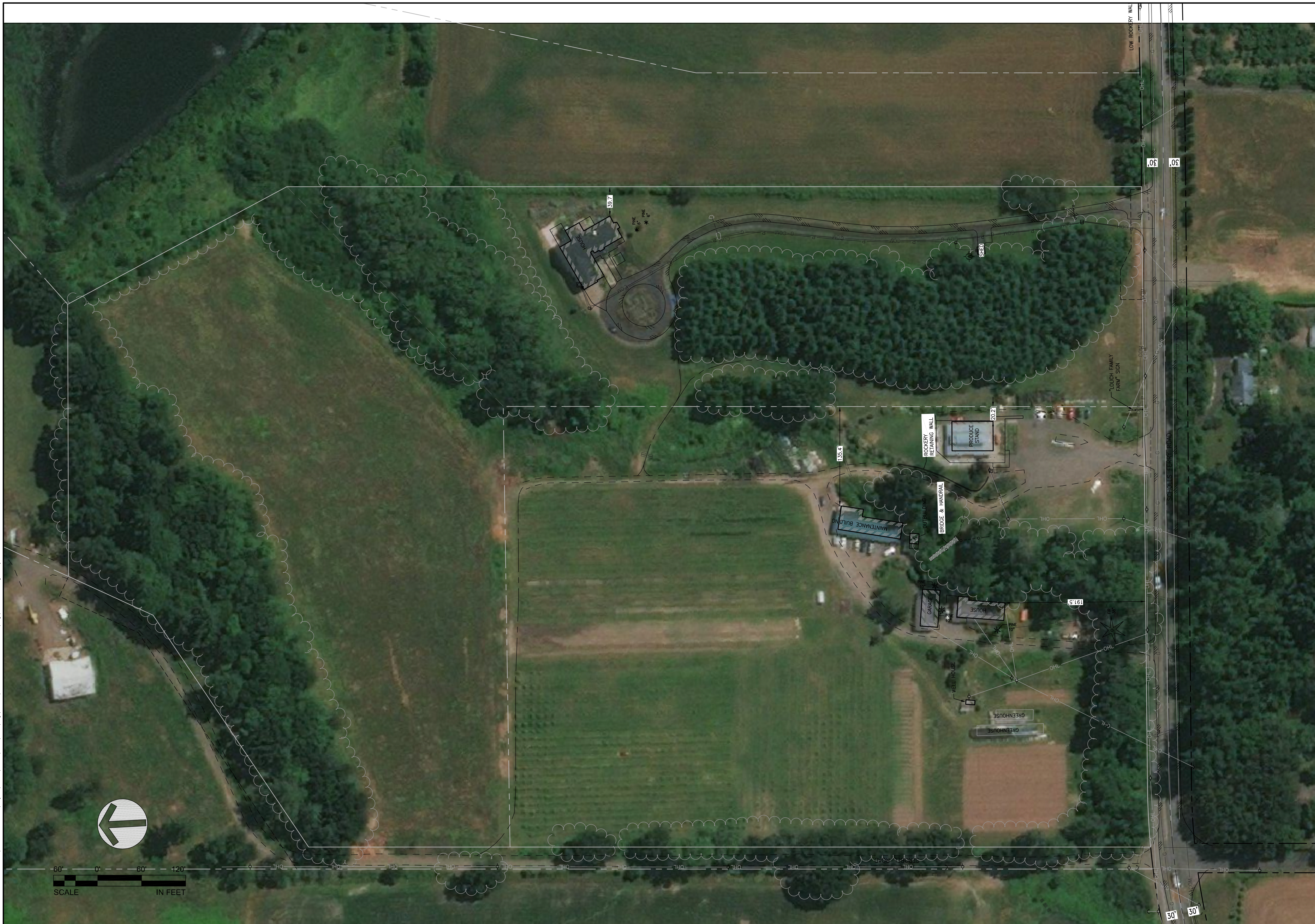
LAND USE SUBMITTAL - OCTOBER 30, 2017
THE RIDGE AT SOUTH COOPER MOUNTAIN
SOUTH COOPER MOUNTAIN, BEAVERTON, OR
COVER SHEET



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Project No. 17849
Drawing No. P17849P00
Sheet No. P0.0
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LAND USE SUBMITTAL-OCTOBER 30, 2017
THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 EXISTING CONDITIONS (AERIAL)

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 Sheet No. P0.1
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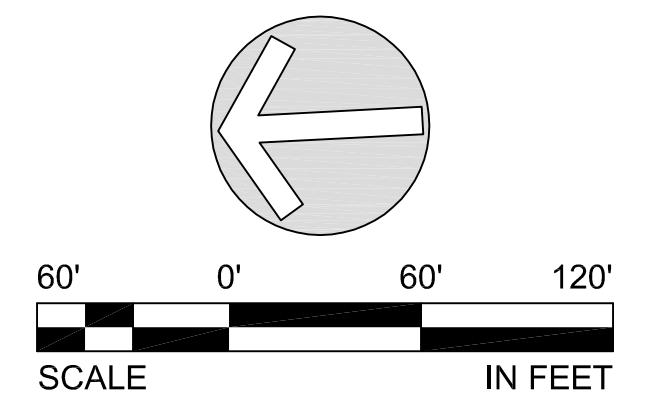
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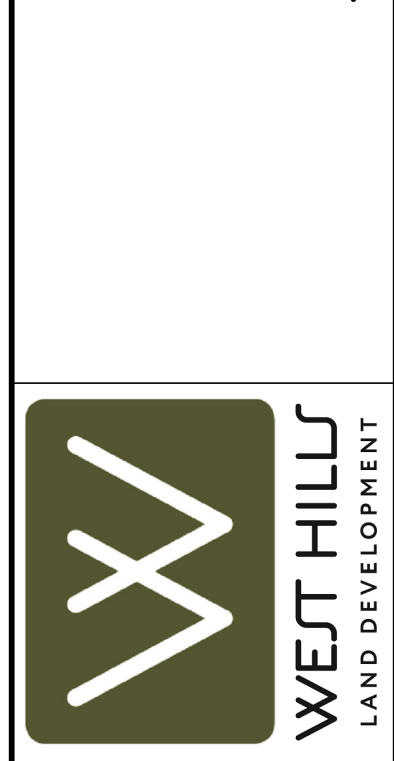


LEGEND

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	



NO.	DATE	BY	REVISION COMMENTS

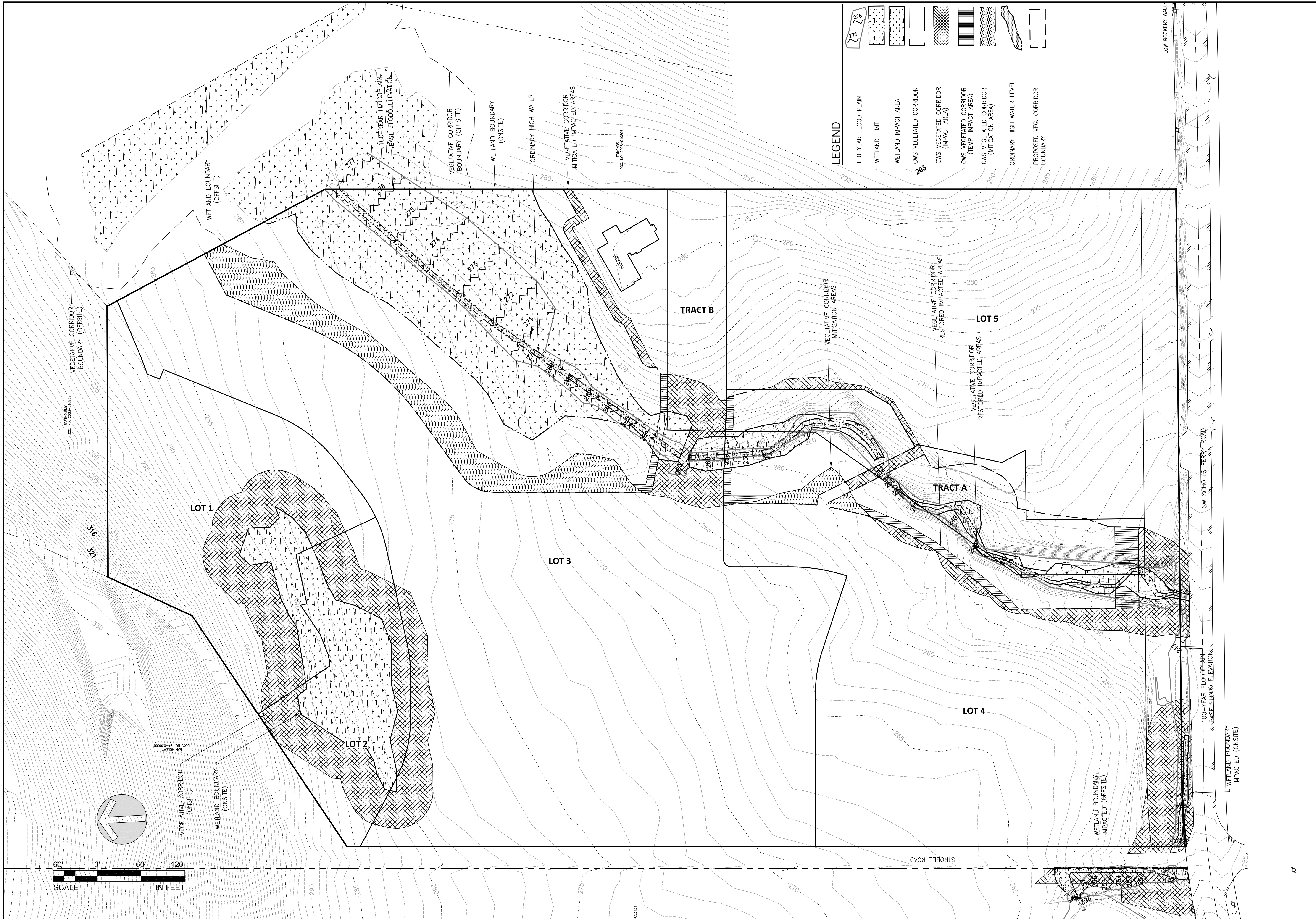


LAND USE SUBMITTAL-OCTOBER 30, 2017
THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 EXISTING CONDITIONS PLAN



Project No. 17849 Drawing No. P17849P02
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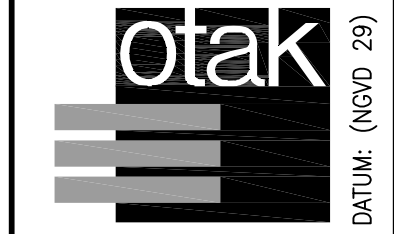


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Design	Drawn	Checked	Date	Initial	Issue Date



LAND USE SUBMITTAL-OCTOBER 30, 2017
THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 WETLAND AREAS AND MITIGATION (APPROVED PD)

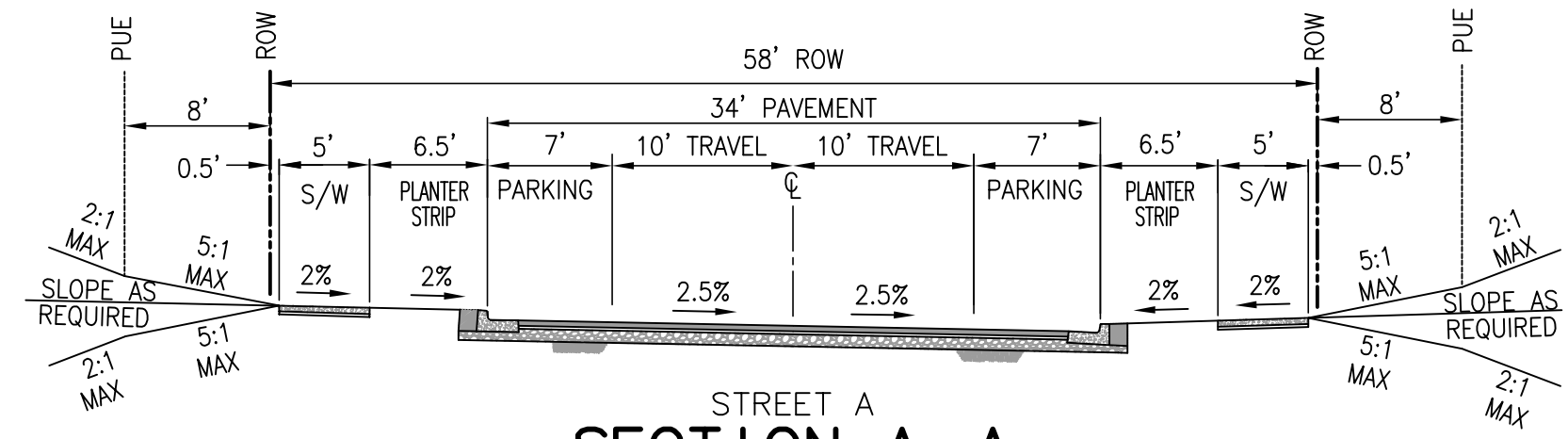


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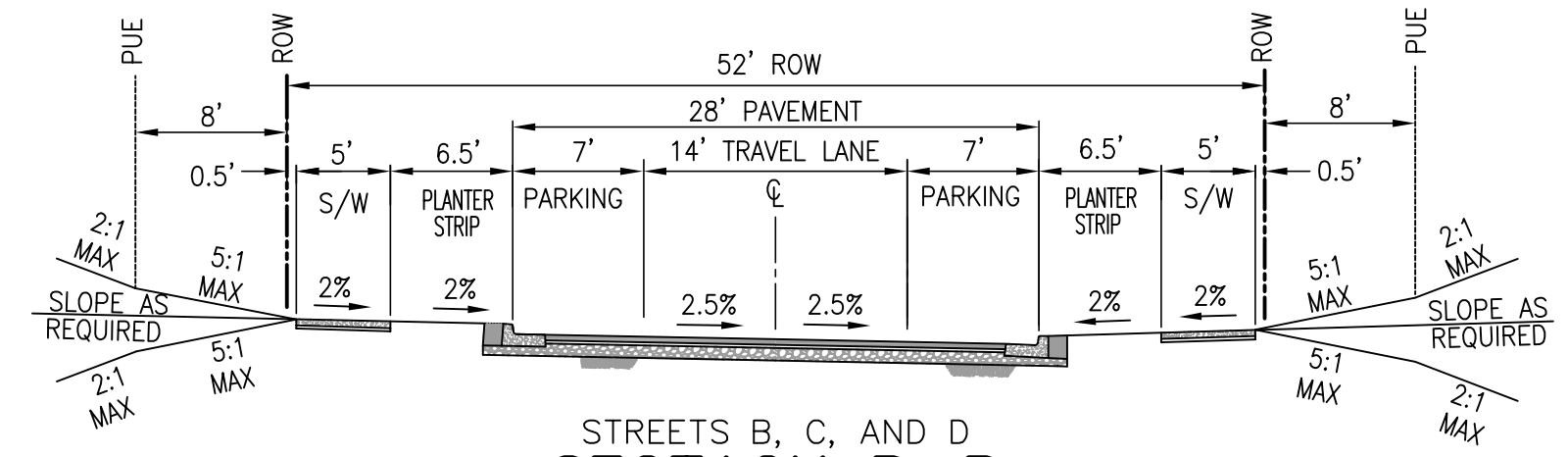
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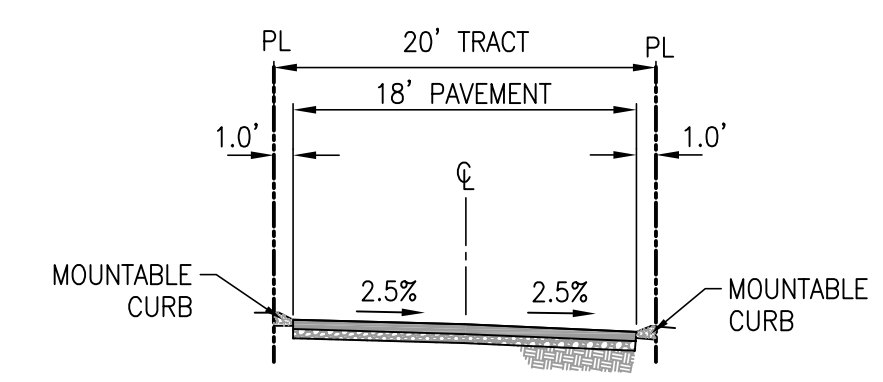
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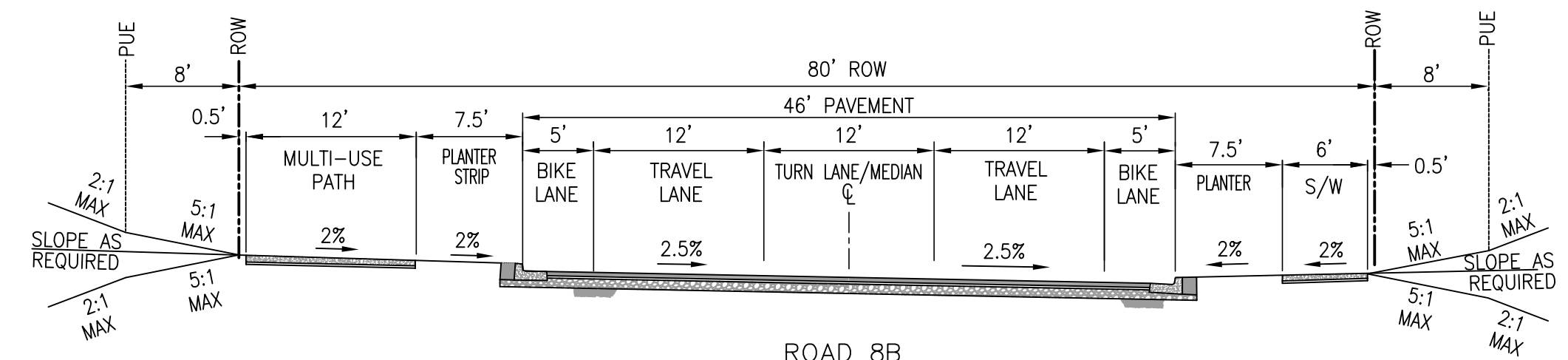
STREET A
SECTION A-A
 CITY OF BEAVERTON LOCAL STREET, L1
 PARKING BOTH SIDES



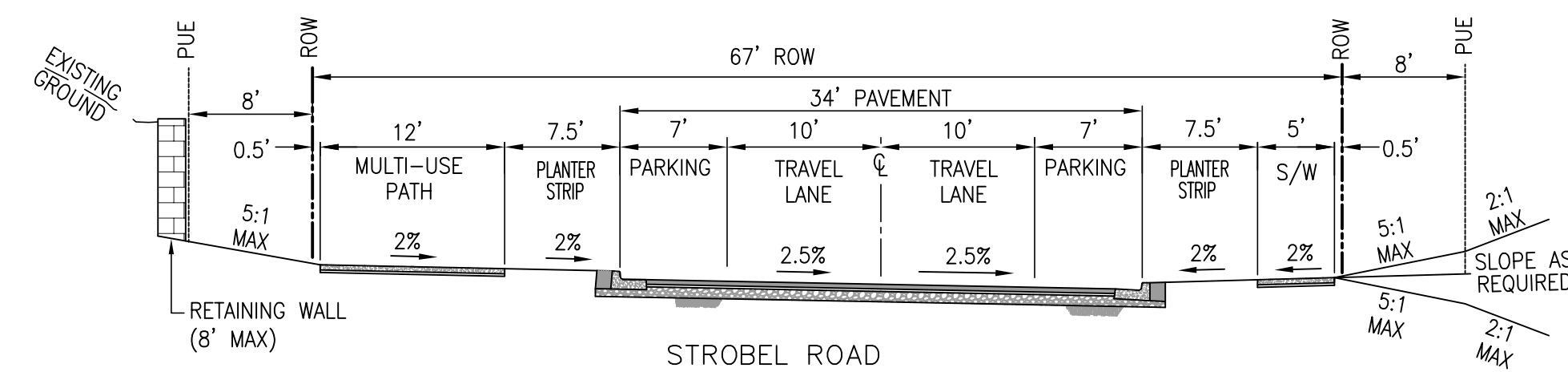
STREETS B, C, AND D
SECTION B-B
 CITY OF BEAVERTON LOCAL STREET, L2
 PARKING BOTH SIDES



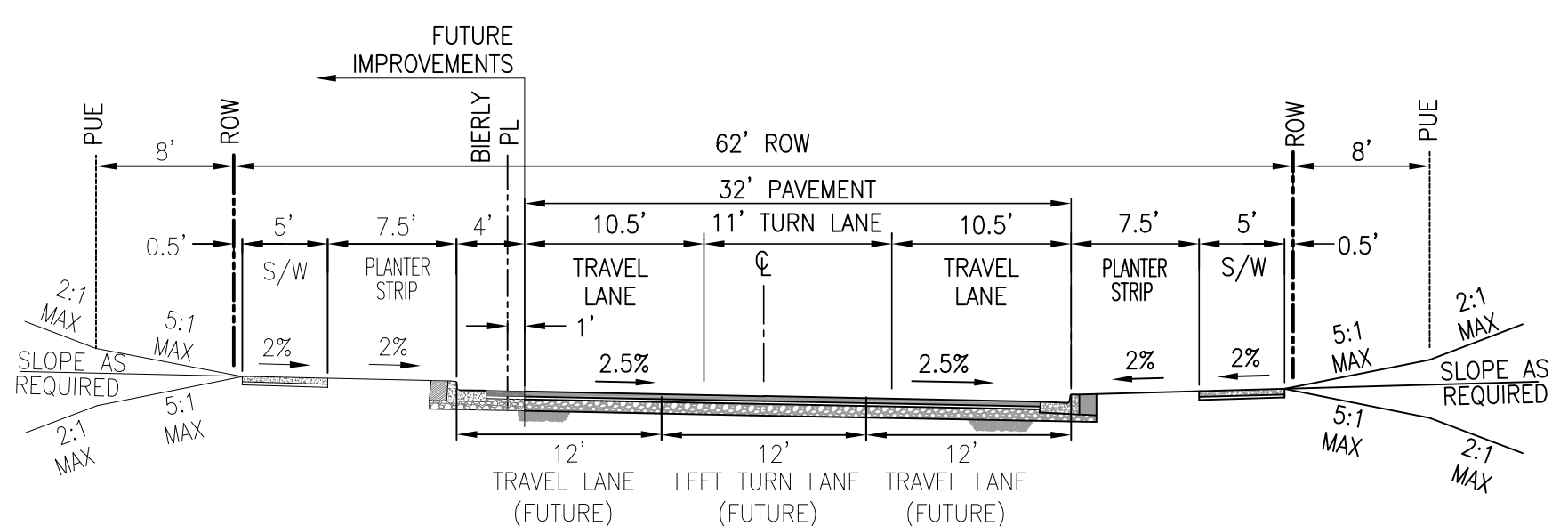
ALLEYS (G1 & G2)
SECTION C-C
 CITY OF BEAVERTON LOCAL STREET, L3
 NO PARKING



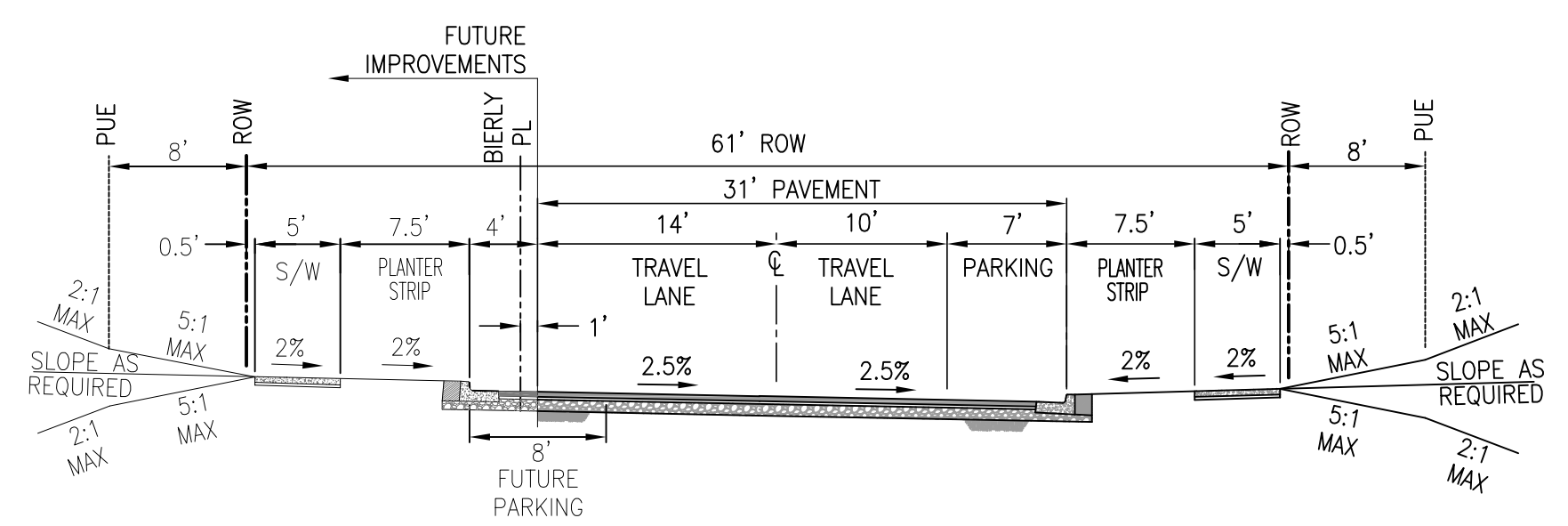
ROAD 8B
SECTION D-D
 CITY OF BEAVERTON COLLECTOR STREET (3 LANES)
 NO PARKING



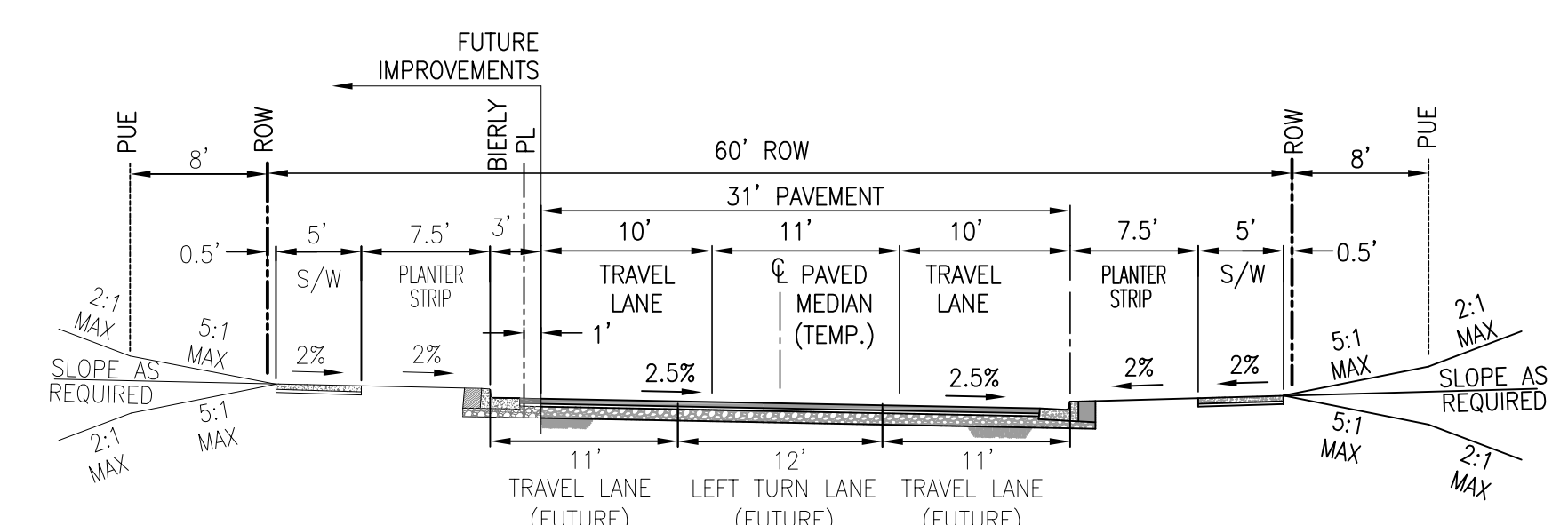
STROBEL ROAD
SECTION E-E
 CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
 PARKING BOTH SIDES



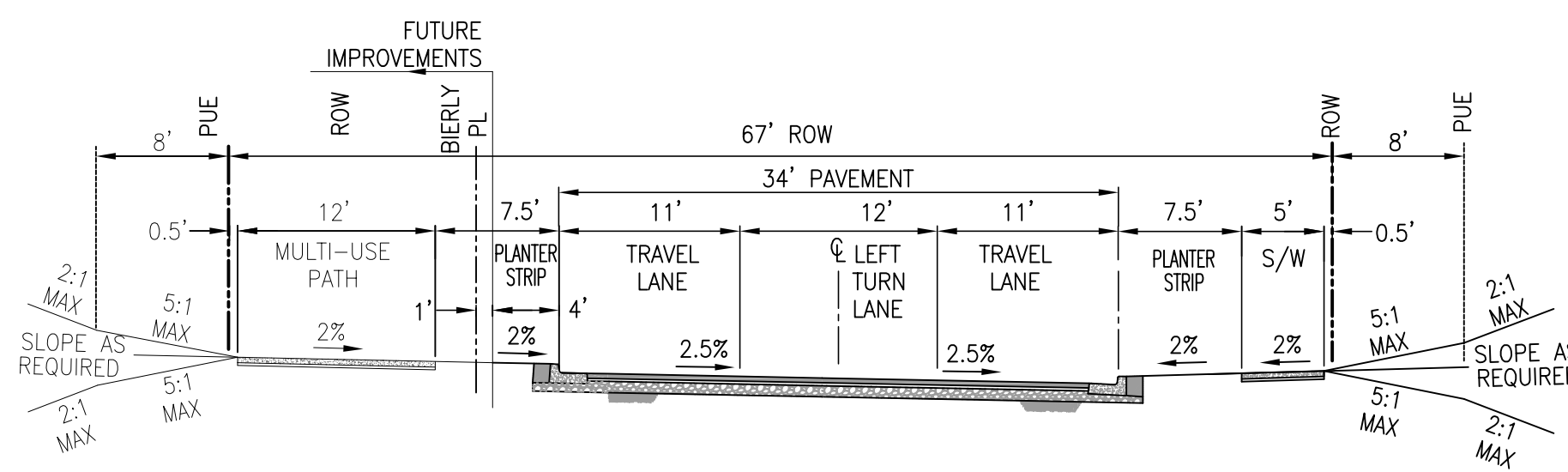
STROBEL ROAD
SECTION F-F
 CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
 NO PARKING



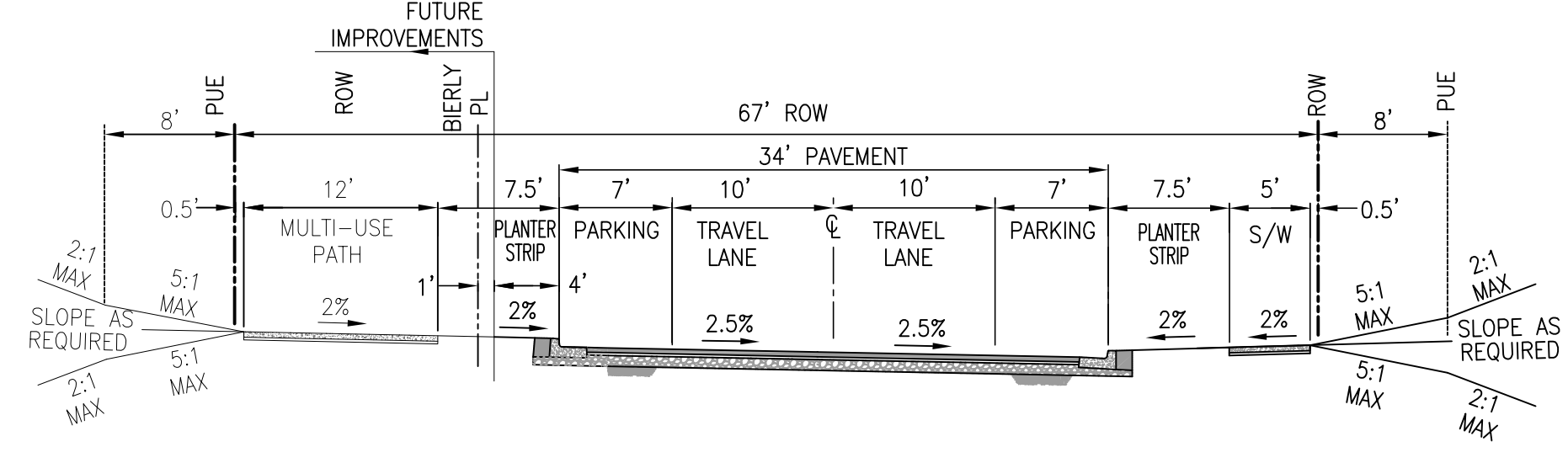
STROBEL ROAD
SECTION G-G
 CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
 INTERIM PARKING ONE SIDE
 (FUTURE PARKING BOTH SIDES)



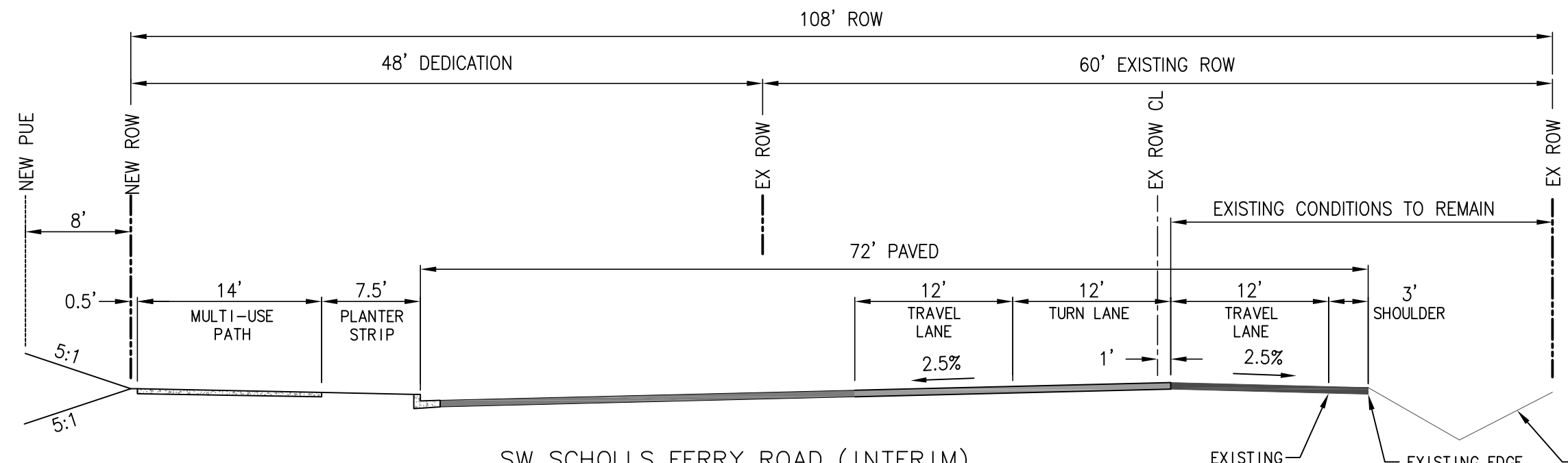
STROBEL ROAD
SECTION H-H
 CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
 NO PARKING



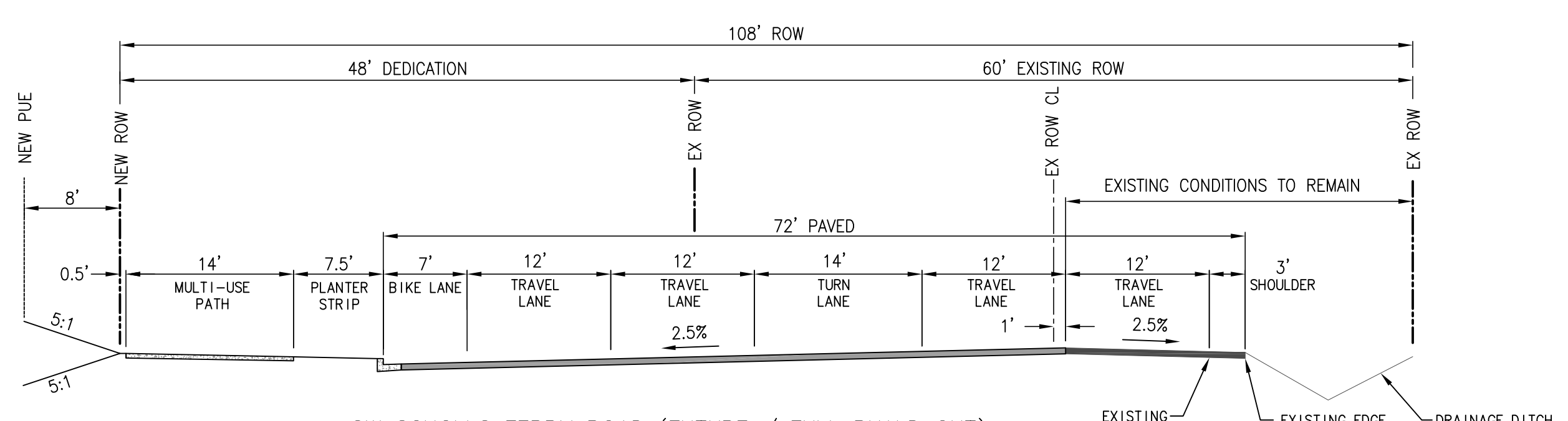
STROBEL ROAD
SECTION I-I
 CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
 NO PARKING



STROBEL ROAD
SECTION J-J
 CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
 INTERIM PARKING ONE SIDE
 (FUTURE PARKING BOTH SIDES)



SW SCHOLLS FERRY ROAD (INTERIM)
SECTION K-K
 WASHINGTON COUNTY MAJOR ARTERIAL (3 LANE)
 NO PARKING



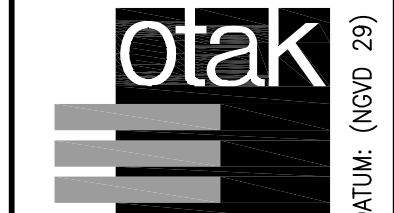
SW SCHOLLS FERRY ROAD (FUTURE / FULL BUILD OUT)
SECTION L-L
 WASHINGTON COUNTY MAJOR ARTERIAL (5 LANE)
 NO PARKING

STREET SECTIONS APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

NO.	DATE	BY	REVISION COMMENTS



LAND USE SUBMITTAL-OCTOBER 30, 2017
 THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED STREET CROSS SECTIONS



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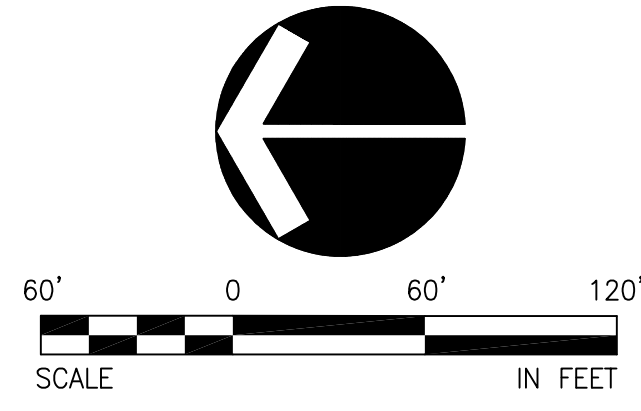
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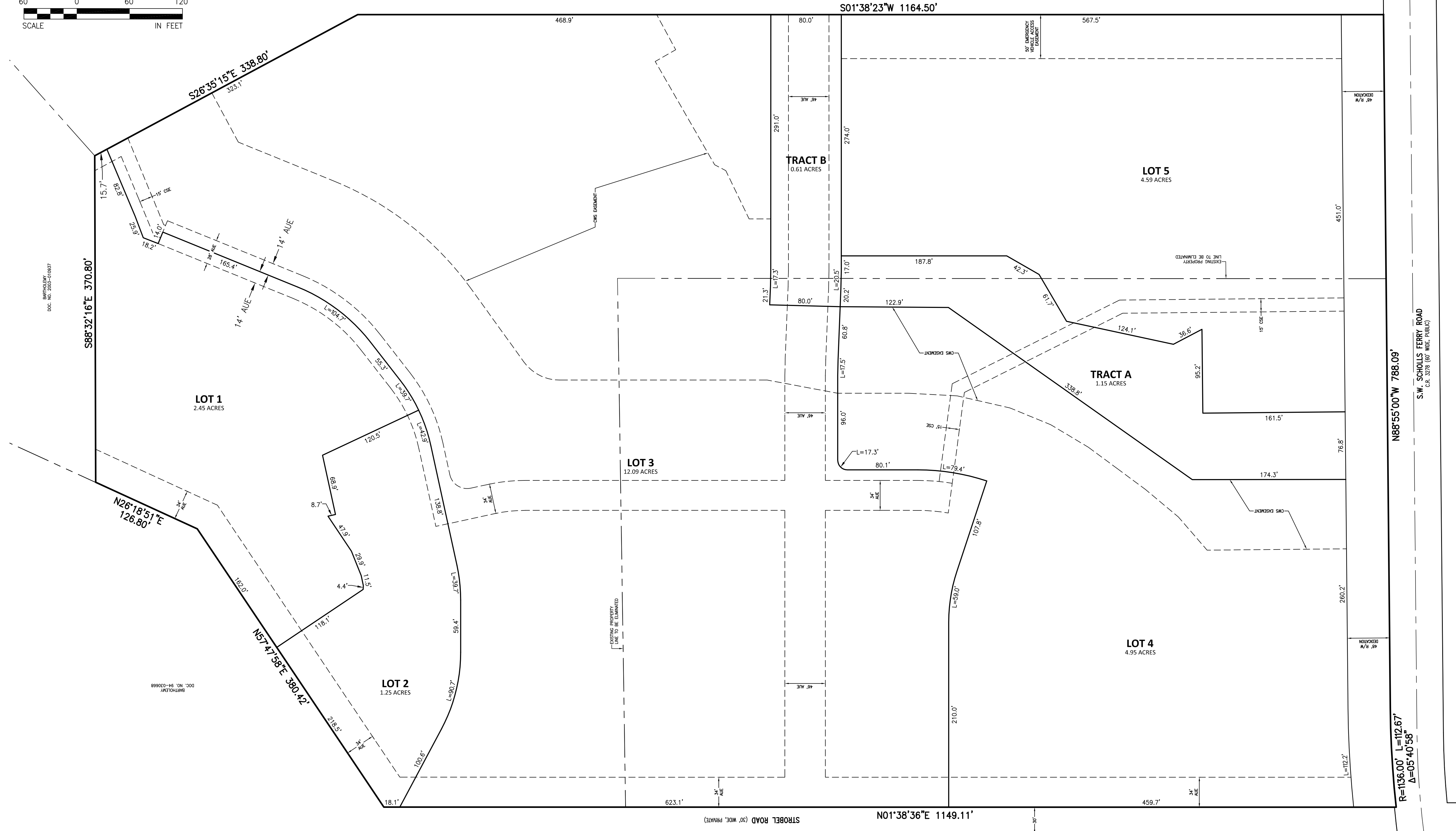
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ABBREVIATIONS:

- AUE ACCESS AND UTILITY EASEMENT TO THE CITY OF BEAVERTON AND THE OWNERS OF LOTS 1-3 AND TRACT B
- CSE SANITARY SEWER EASEMENT TO THE CITY OF BEAVERTON
- R/W RIGHT OF WAY

NOTES:

1. TRACT A IS FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE DECLARANT, ITS SUCCESSORS OR ASSIGNS. TRACT A IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CLEAN WATER SERVICES OVER ITS ENTIRETY.
2. TRACT B IS FOR FUTURE RIGHT-OF-WAY DEDICATION AND SHALL BE OWNED AND MAINTAINED BY THE DECLARANT, ITS SUCCESSORS OR ASSIGNS. A PORTION OF TRACT B IS SUBJECT TO AN ACCESS AND UTILITY EASEMENT TO THE CITY OF BEAVERTON AS SHOWN.
3. CWS EASEMENTS AS SHOWN ON LOTS 3 AND 4 ARE STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENTS TO CLEAN WATER SERVICES.
4. EMERGENCY VEHICLE ACCESS EASEMENT SHOWN ON LOT 5 IS TO THE CITY OF BEAVERTON.

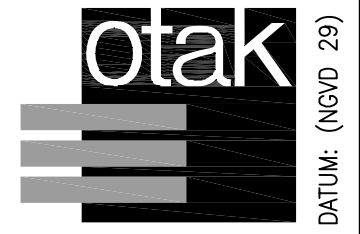
LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY	—————	—————
CENTER LINE	—————	—————
LOT LINE	—————	—————
EASEMENT LINE	—————	—————
PROJECT BOUNDARY	—————	—————

LAND USE SUBMITTAL—OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 PRELIMINARY 5-LOT SUBDIVISION PLAT (OVERALL)



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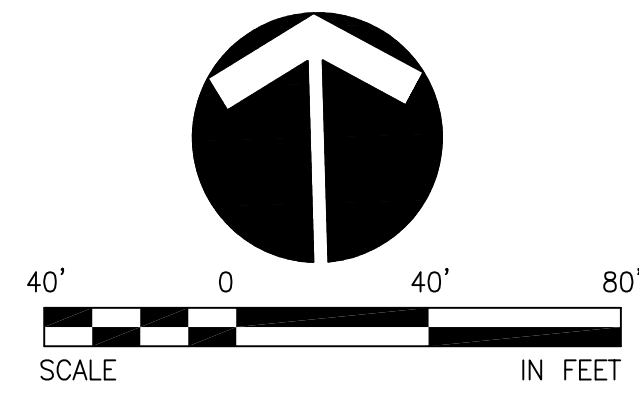
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Design	Drawn	Checked	Date	Initial	Issue Date

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BARTHOLEMY
 DOC. NO. 94-03068

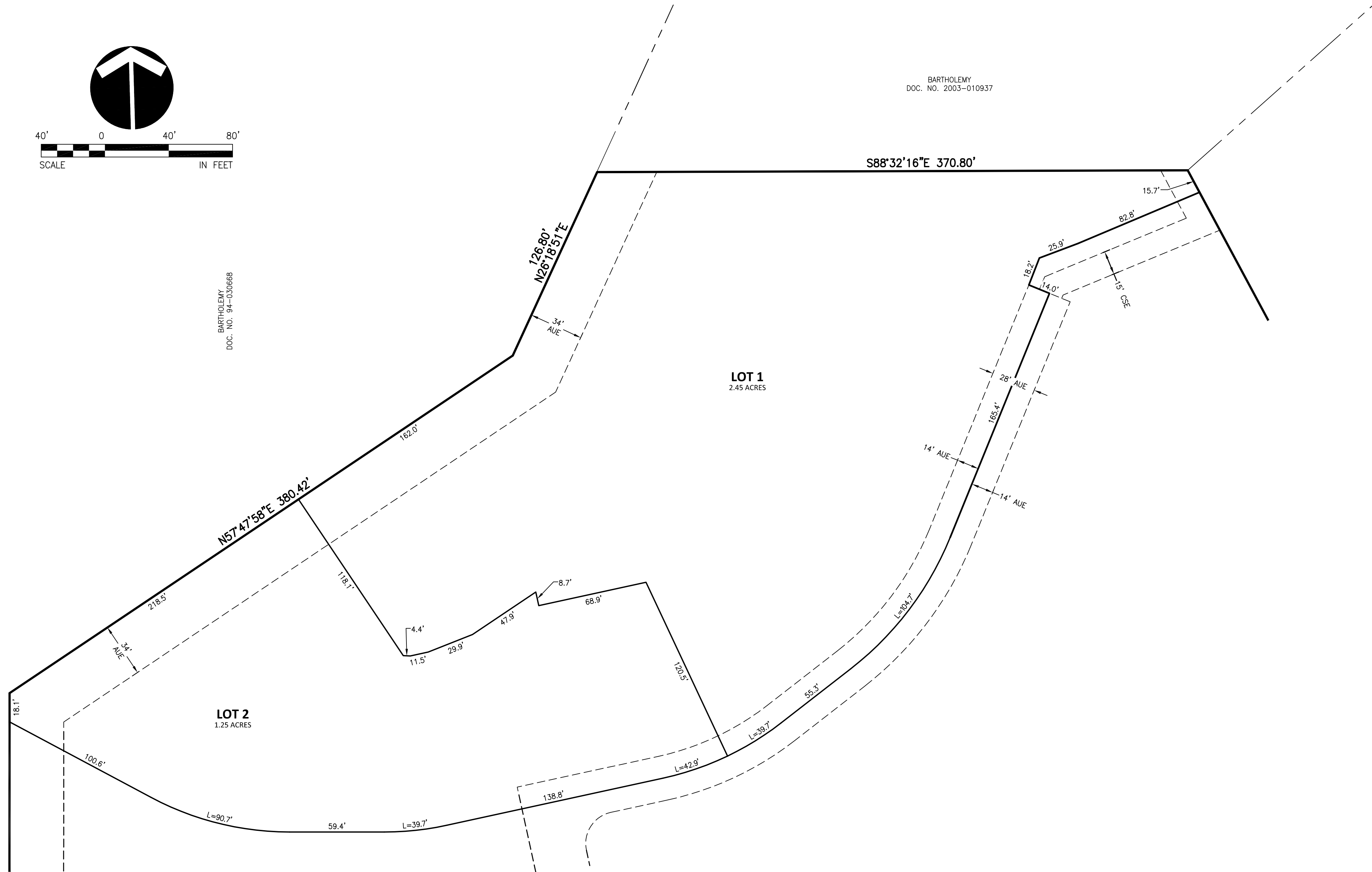
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ABBREVIATIONS:

- AUE ACCESS AND UTILITY EASEMENT TO THE CITY OF BEAVERTON AND THE OWNERS OF LOTS 1-3 AND TRACT B
- CSE SANITARY SEWER EASEMENT TO THE CITY OF BEAVERTON
- R/W RIGHT OF WAY

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
EASEMENT LINE		
PROJECT BOUNDARY		

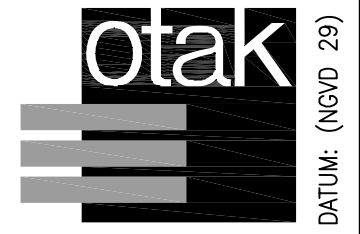


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LAND USE SUBMITTAL—OCTOBER 30, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 PRELIMINARY 5-LOT SUBDIVISION PLAT (NORTH)



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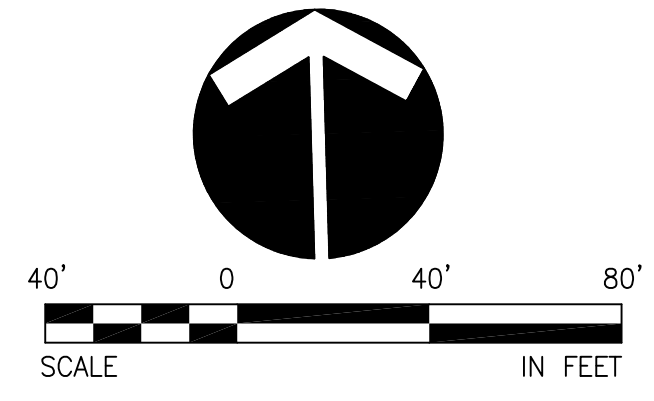
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S01°36'23"W 1164.50'



NOTES: (NOT ALL ITEMS SHOWN ON THIS SHEET)

- TRACT A IS FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE DECLARANT, ITS SUCCESSORS OR ASSIGNS. TRACT A IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CLEAN WATER SERVICES OVER ITS ENTIRETY.
- TRACT B IS FOR FUTURE RIGHT-OF-WAY DEDICATION AND SHALL BE OWNED AND MAINTAINED BY THE DECLARANT, ITS SUCCESSORS OR ASSIGNS. A PORTION OF TRACT B IS SUBJECT TO AN ACCESS AND UTILITY EASEMENT TO THE CITY OF BEAVERTON AS SHOWN.
- CWS EASEMENTS AS SHOWN ON LOTS 3 AND 4 ARE STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENTS TO CLEAN WATER SERVICES.
- EMERGENCY VEHICLE ACCESS EASEMENT SHOWN ON LOT 5 IS TO THE CITY OF BEAVERTON.

ABBREVIATIONS:

- AUE ACCESS AND UTILITY EASEMENT TO THE CITY OF BEAVERTON AND THE OWNERS OF LOTS 1-3 AND TRACT B
- CSE SANITARY SEWER EASEMENT TO THE CITY OF BEAVERTON
- R/W RIGHT OF WAY

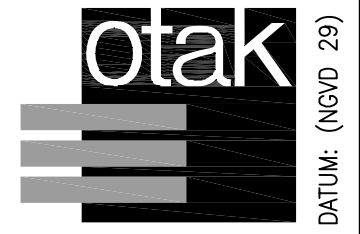
LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY	—————	—————
CENTER LINE	—————	—————
LOT LINE	—————	—————
EASEMENT LINE	—————	—————
PROJECT BOUNDARY	—————	—————

LAND USE SUBMITTAL—OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 PRELIMINARY 5 LOT SUBDIVISION PLAT (SOUTH)



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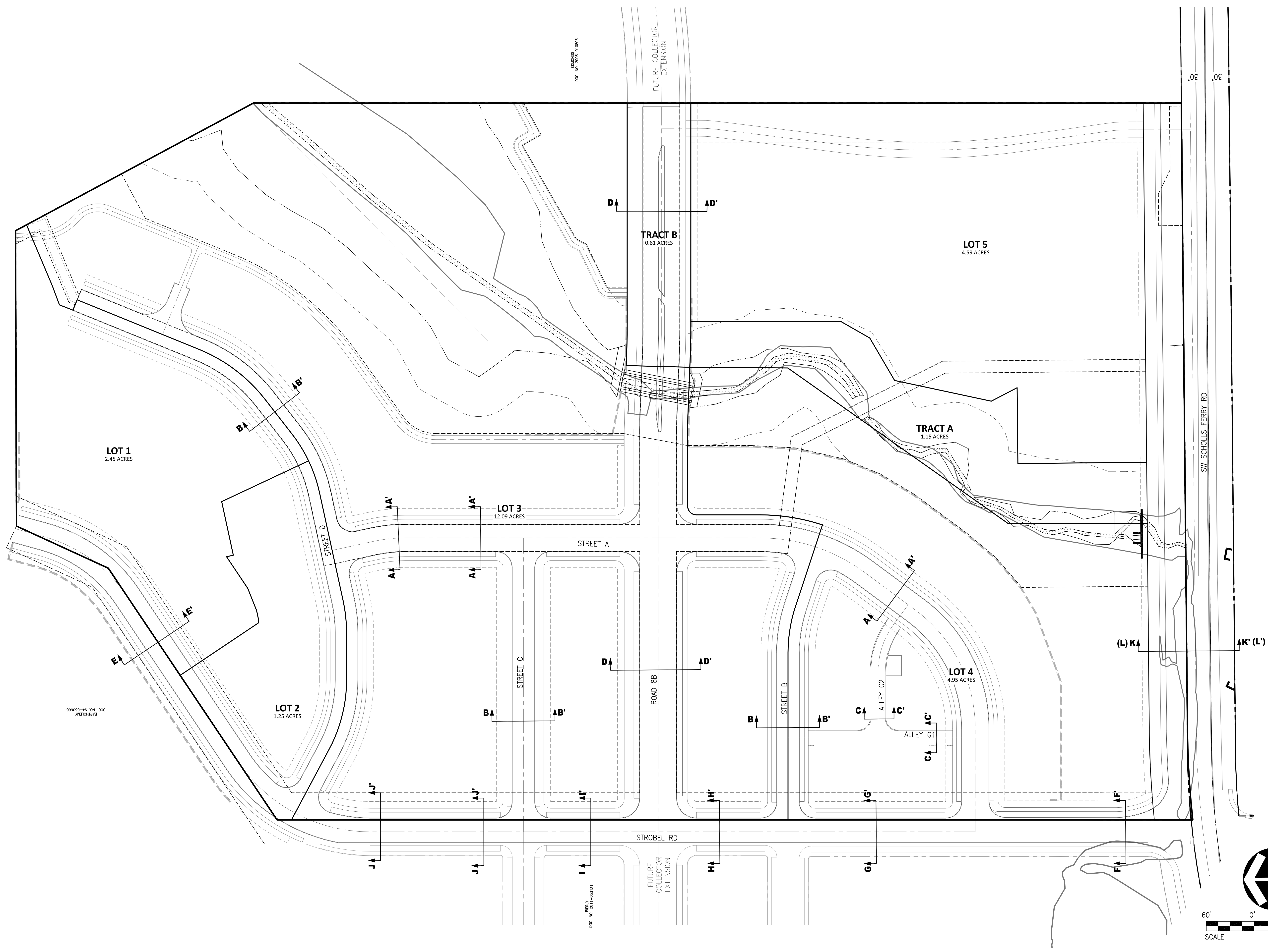
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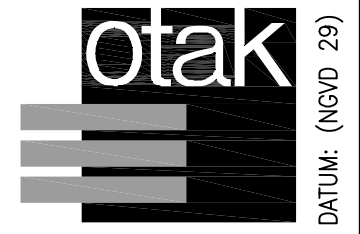
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LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED SITE LAYOUT PLAN (OVERALL)



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Project No. 17849 Drawing No. P17849P20

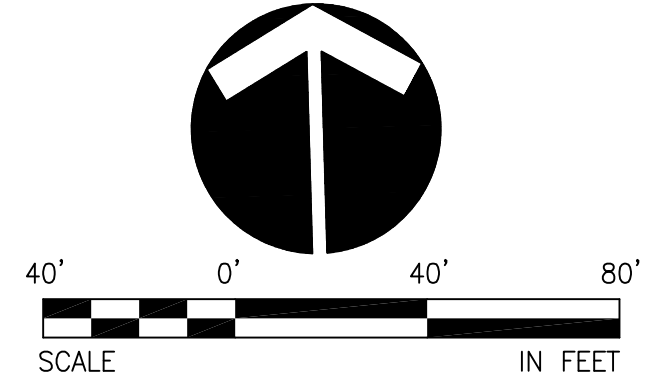
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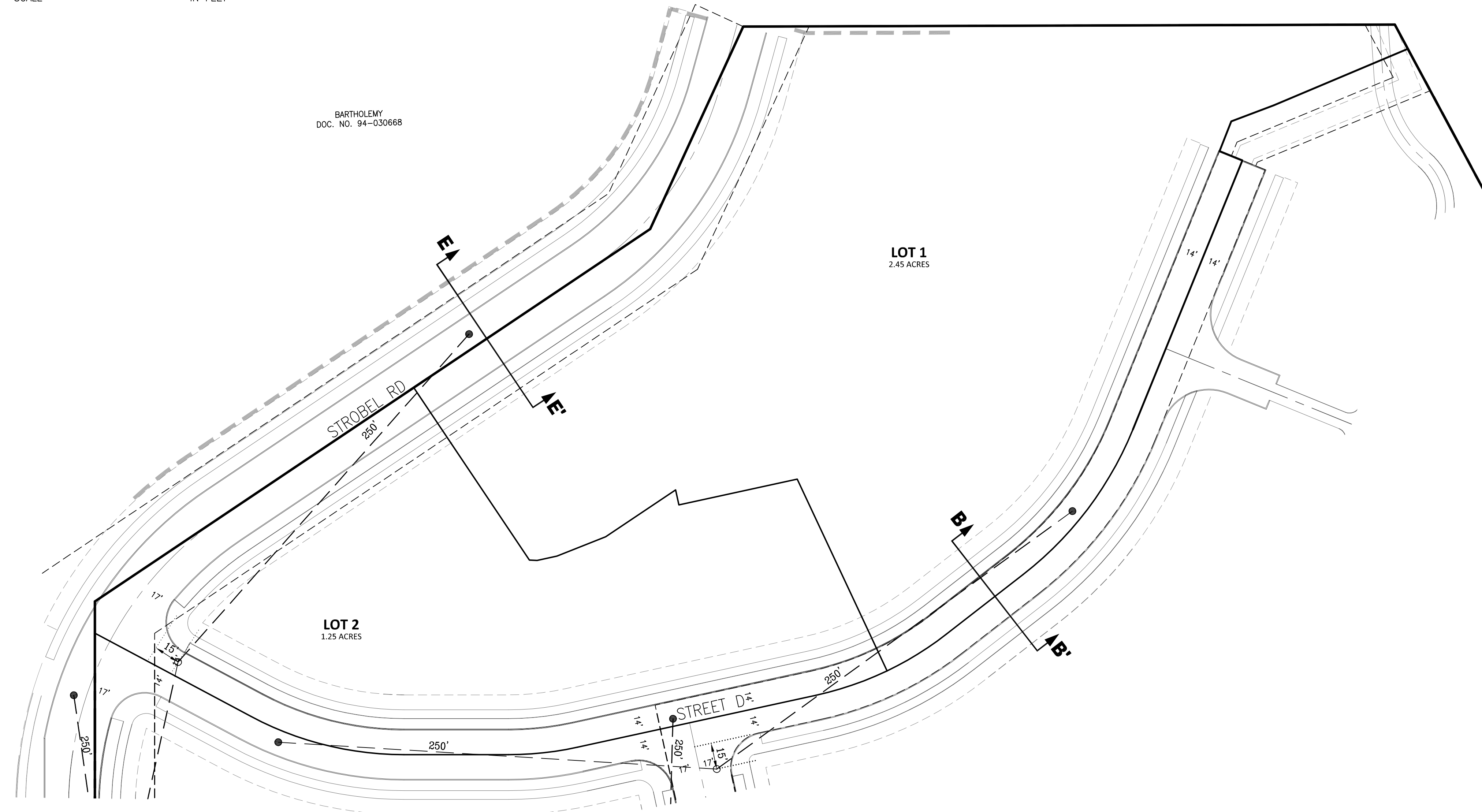
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 P17849X230



BARTHOLEMY
 DOC. NO. 94-030668

BARTHOLEMY
 DOC. NO. 2003-010937

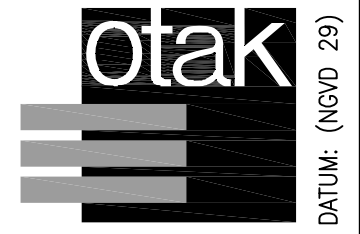


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LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED SITE PLAN (NORTH)



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Project No. 17849 Drawing No. P17849P20

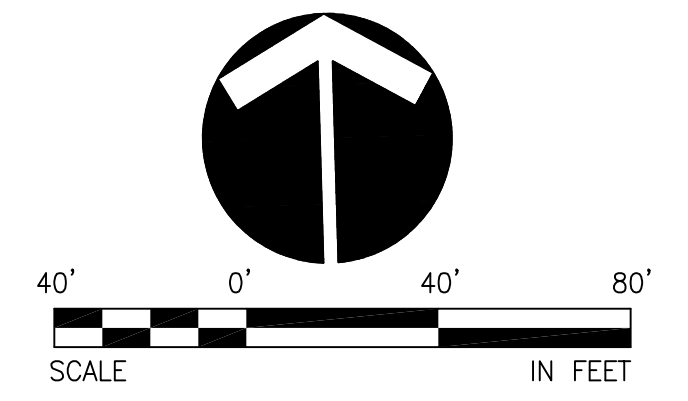
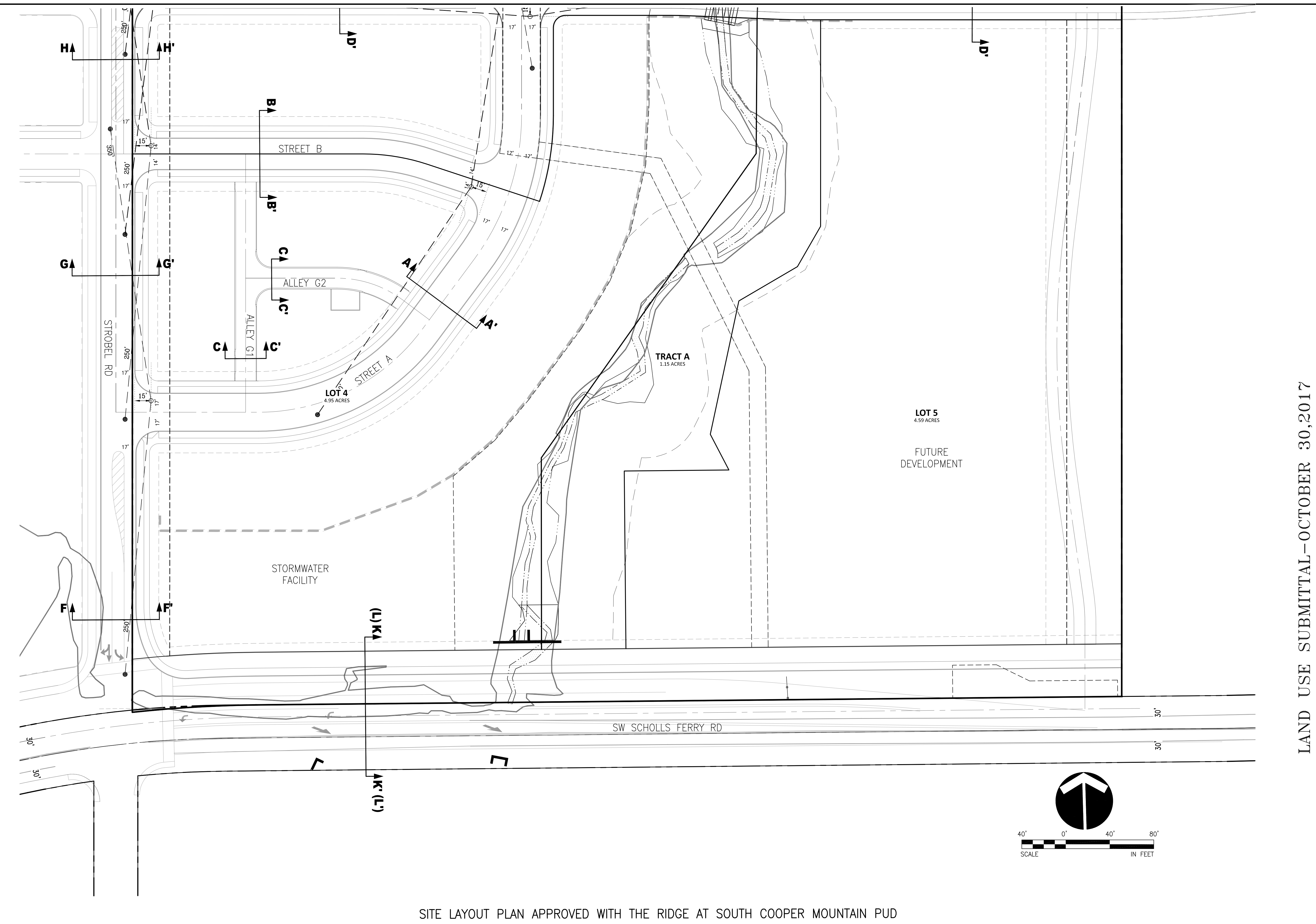
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 S17849X190
 S17849X360
 P17849X230

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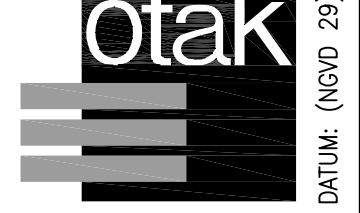


SITE LAYOUT PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED SITE PLAN (SOUTH)



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 Sheet No. P2.3

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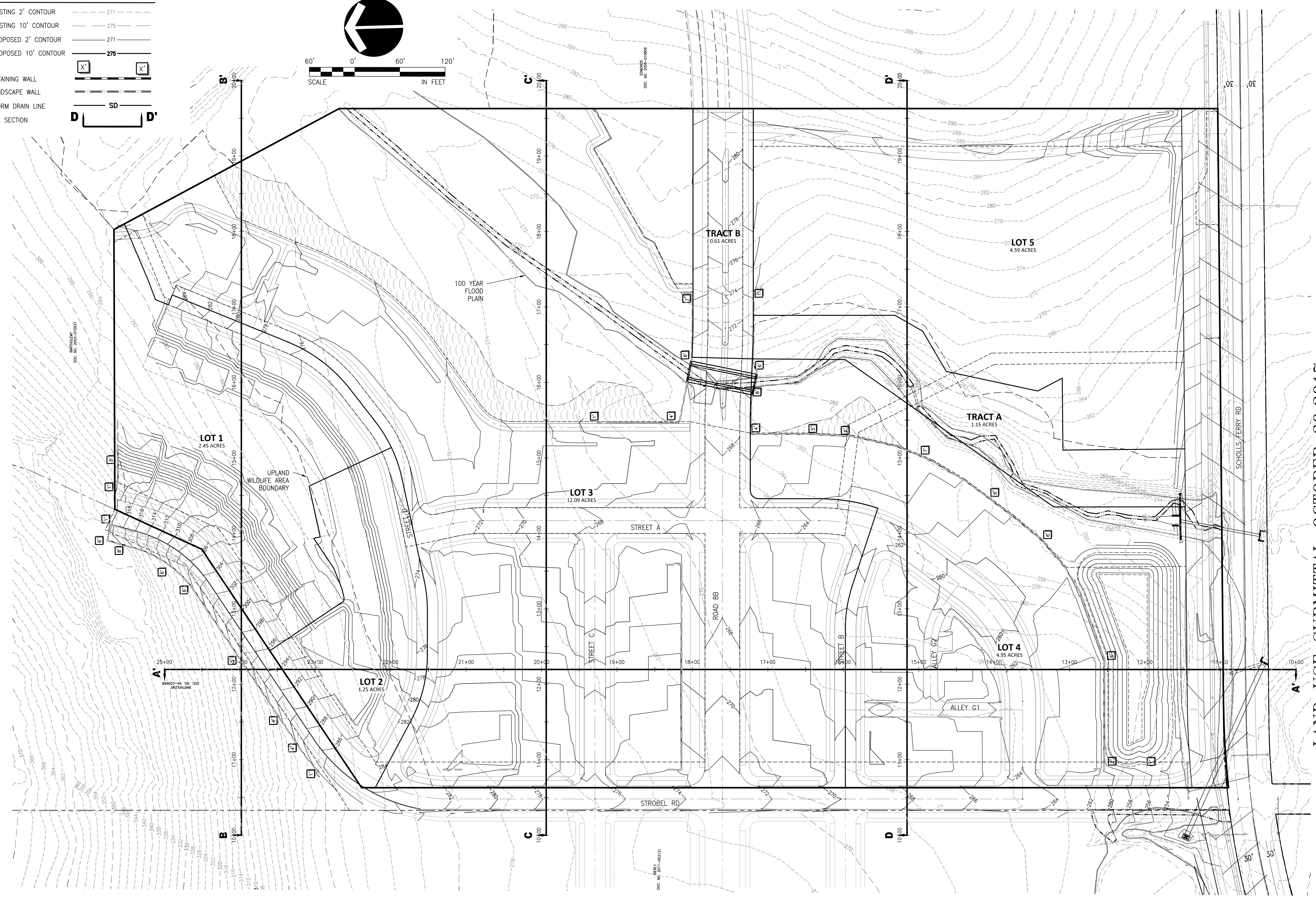
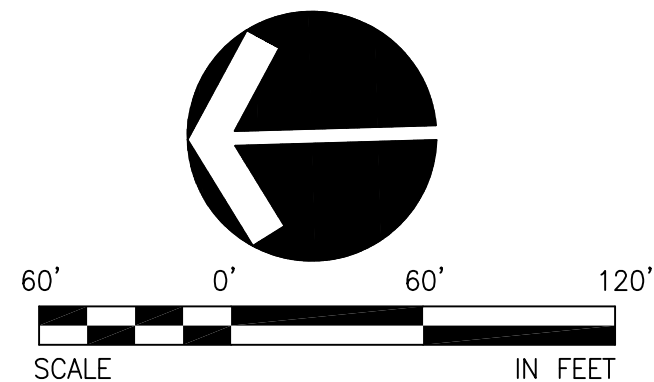
NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue Date

XREF LIST
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 Resolved
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 S17849X190
 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600

LEGEND

EXISTING 2' CONTOUR	---	271
EXISTING 10' CONTOUR	---	275
PROPOSED 2' CONTOUR	---	271
PROPOSED 10' CONTOUR	---	275
RETAINING WALL	---	X'
LANDSCAPE WALL	---	X'
STORM DRAIN LINE	---	SD
SITE SECTION	---	D D'

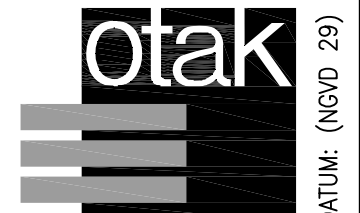


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LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED GRADING PLAN (OVERALL)

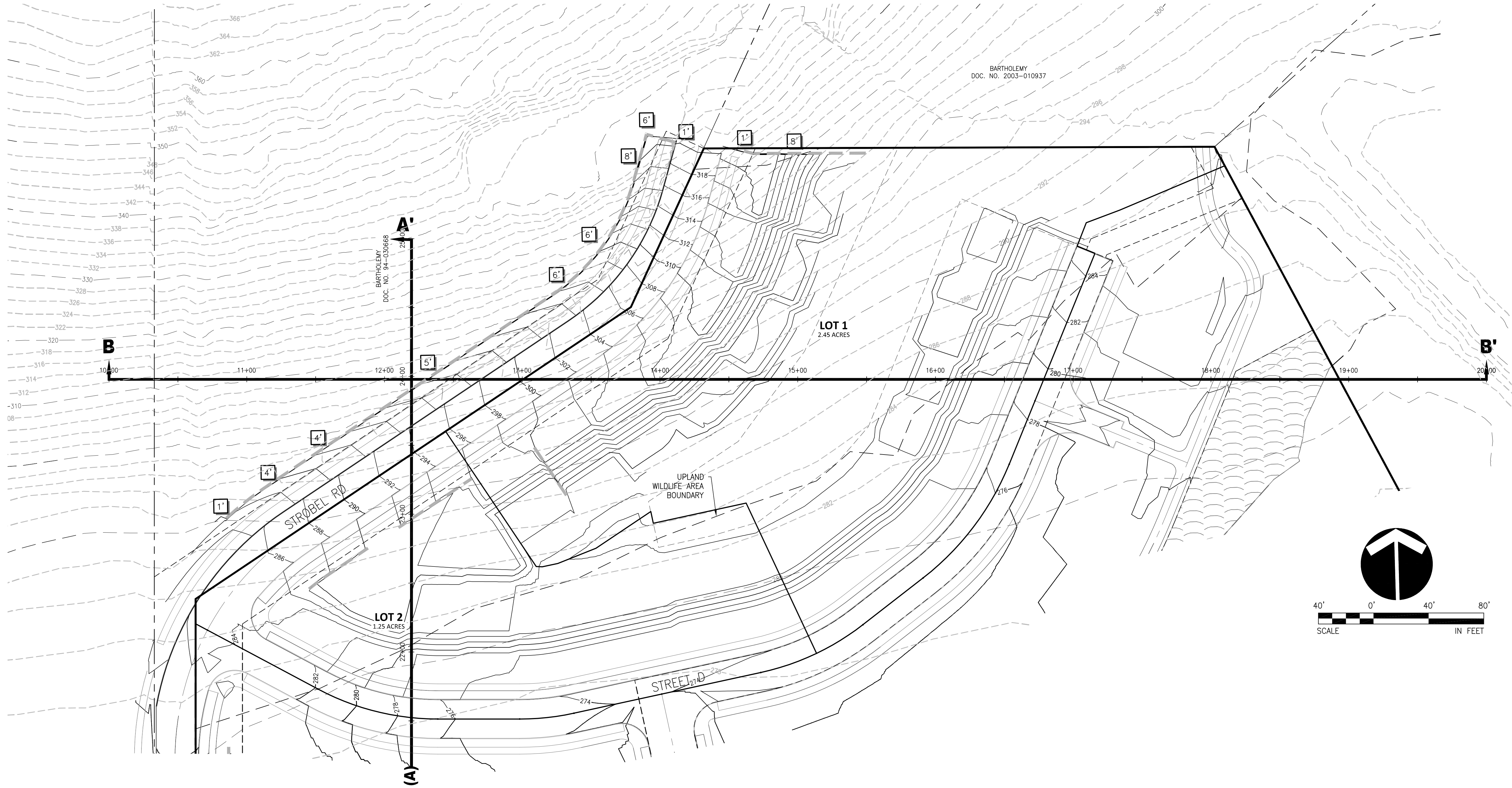


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XREF LIST
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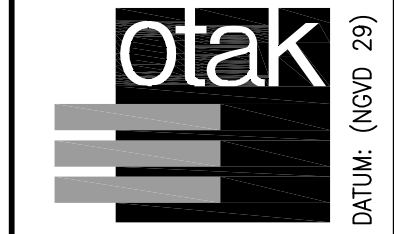
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THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED GRADING PLAN (NORTH)



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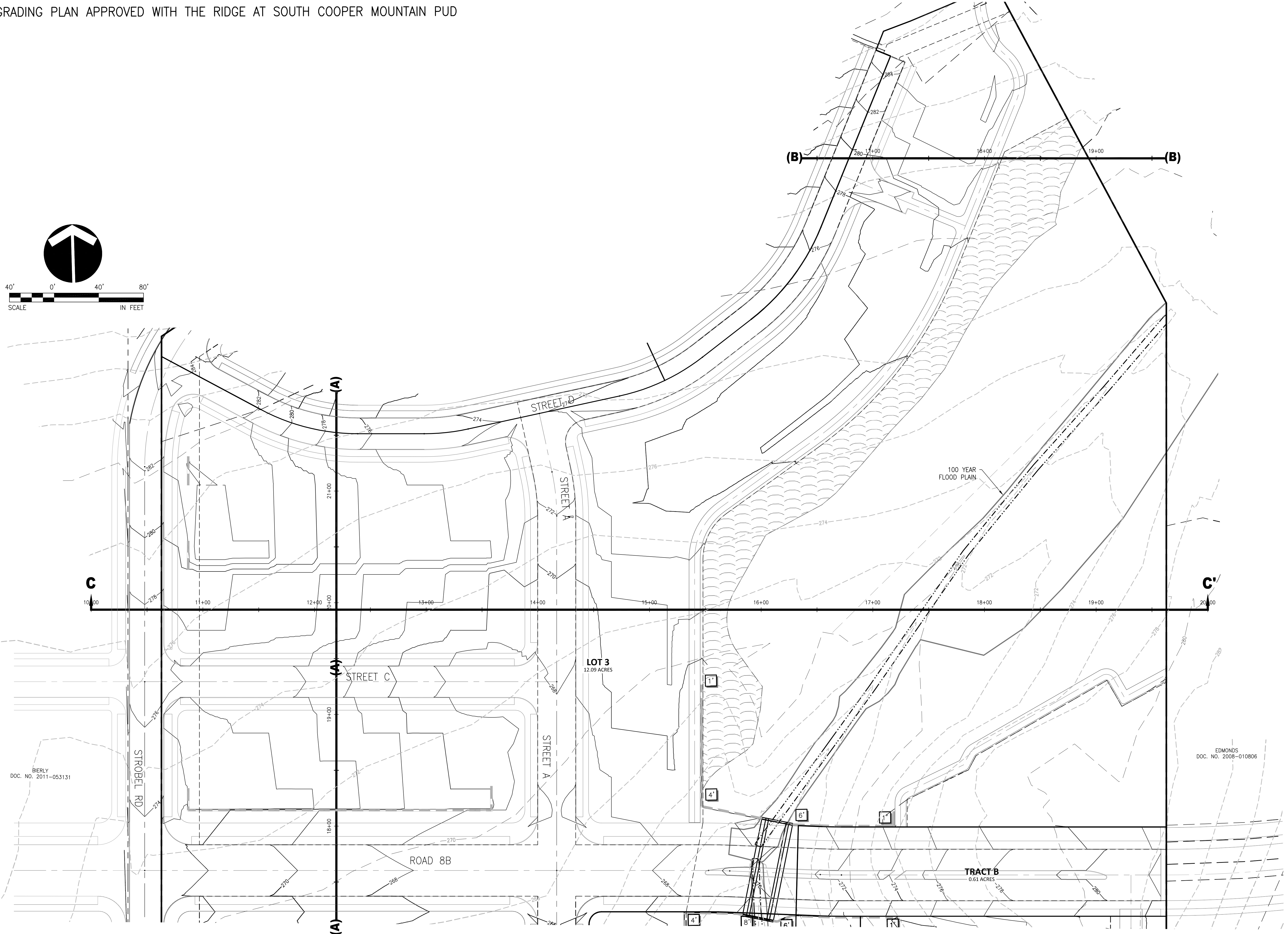
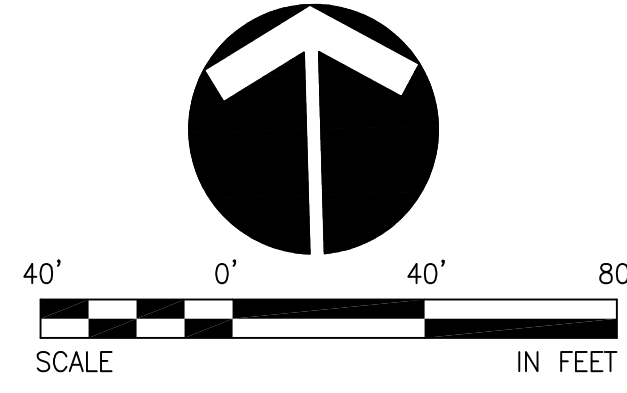
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 Sheet No. P3.1

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GRADING PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

XREF LIST
 Ltscale: 40
 Resolved
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 S17849X190
 S17849X360
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 O17849X101
 P17849X430
 P17849X600

GRADING PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD



Plotted: Oct 26, 2017 - 3:53pm darrh L:\Project\17849\17849\CADD\Draw\Archive\Land Use_Submittal_103017\Draw\17849P30.dwg Layout Name: P3.2

LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED GRADING PLAN (CENTRAL)

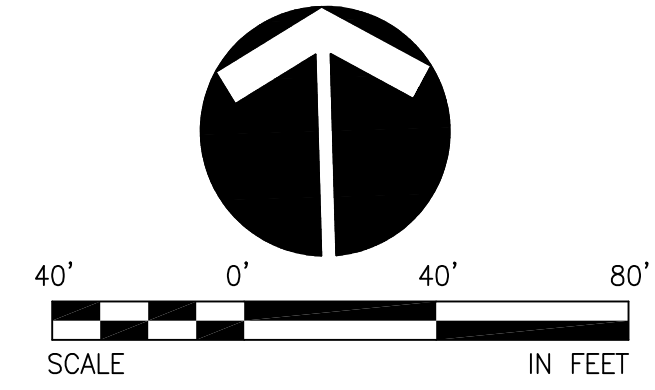
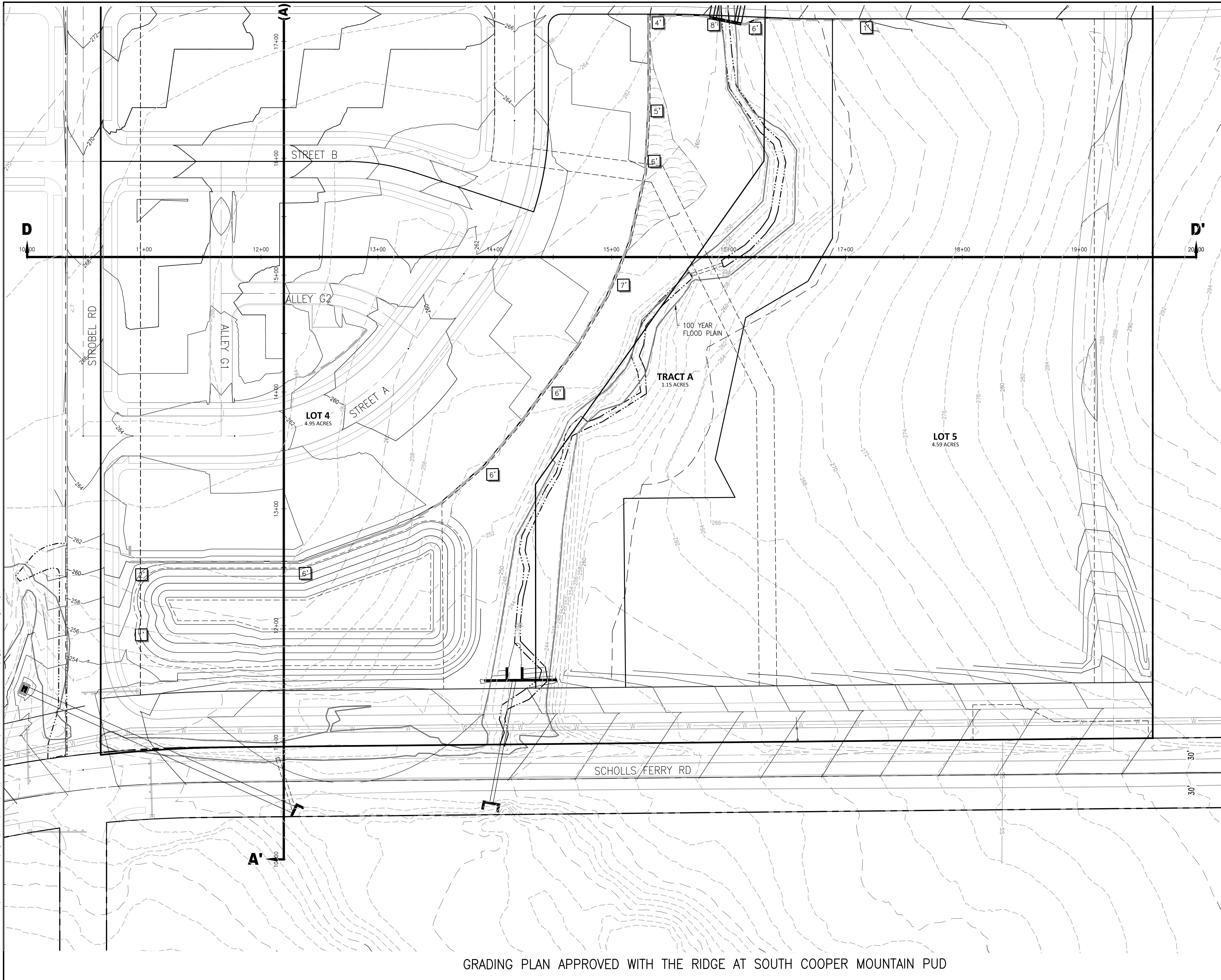
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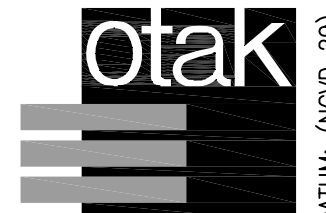
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NO.	DATE	BY	REVISION COMMENTS



LAND USE SUBMITTAL - OCTOBER 30, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED GRADING PLAN (SOUTH)



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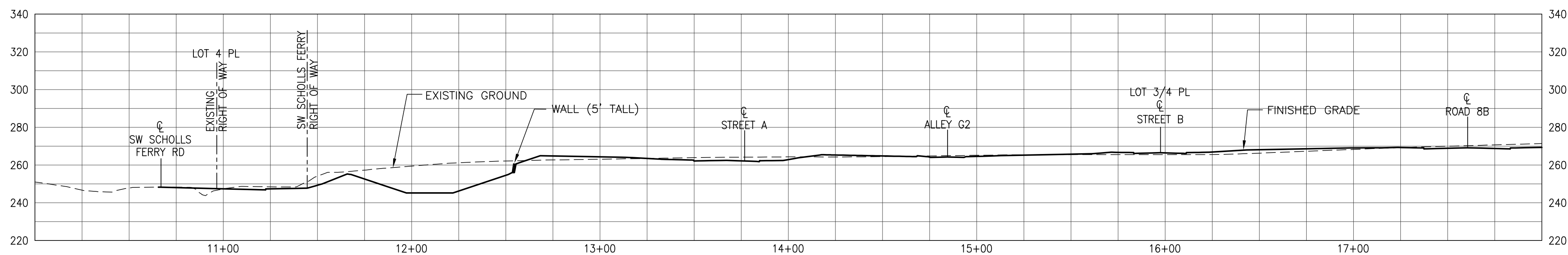
Project No. 17849 Drawing No. P17849P30

Sheet No. P3.3

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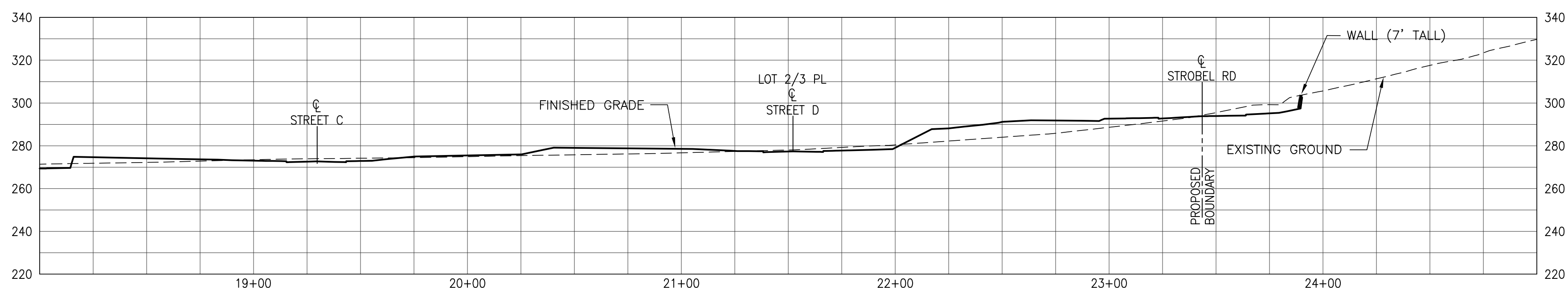
GRADING PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

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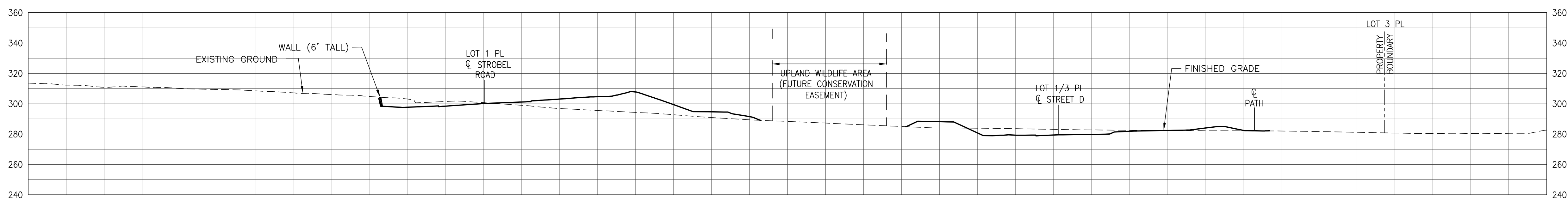
40'
20'
0'
20' 0' 20' 40'

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'

Plotted: Oct 26, 2017 - 3:55pm darrh L:\Project\17800\17849\17849\CADD\Drawings\Archive\Land Use_Submittal_103017\DWG\17849P30.dwg Layout Name: P3.4

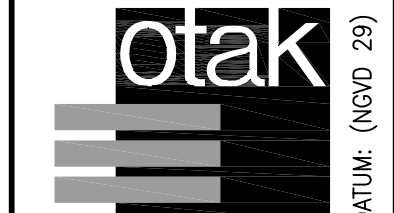
GRADING PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

NO.	DATE	BY	REVISION COMMENTS



LAND USE SUBMITTAL - OCTOBER 30, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED SITE SECTIONS A-A' & SECTION B-B'



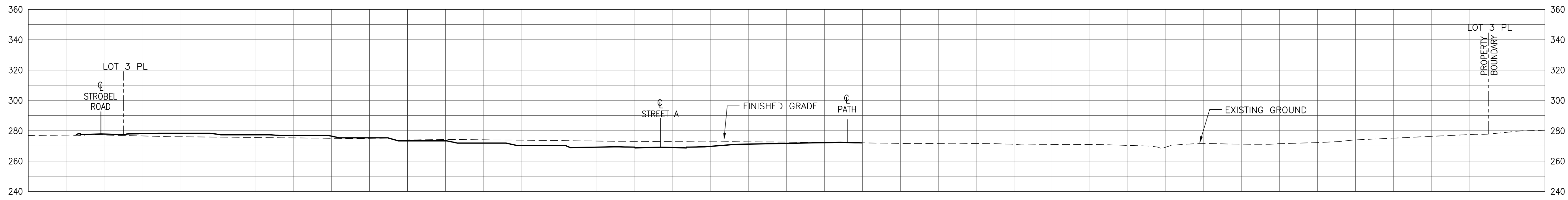
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Sheet No. P3.4

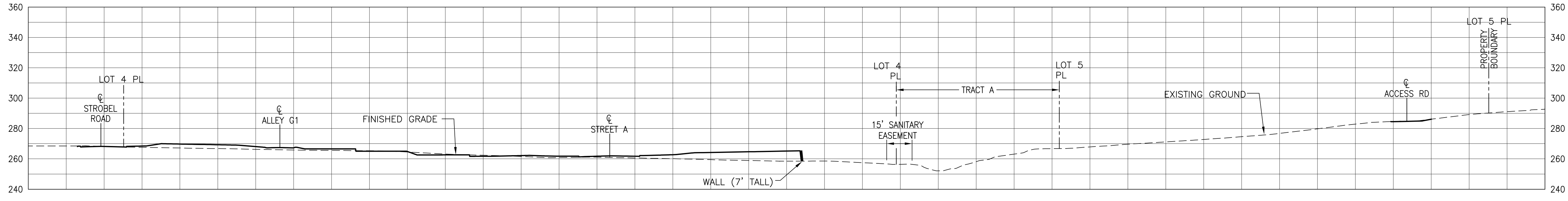
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XREF LIST
 Ltscale: 40
 Resolved
 P17849X001
 S17849X190
 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600



40'
20'
0'
20'
40'

SITE SECTION C-C'



40'
20'
0'
20'
40'

SITE SECTION D-D'

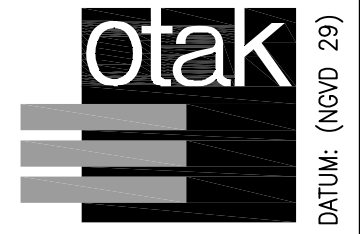
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NO.	DATE	BY	REVISION COMMENTS



LAND USE SUBMITTAL - OCTOBER 30, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED SITE SECTIONS C-C' & SECTION D-D'



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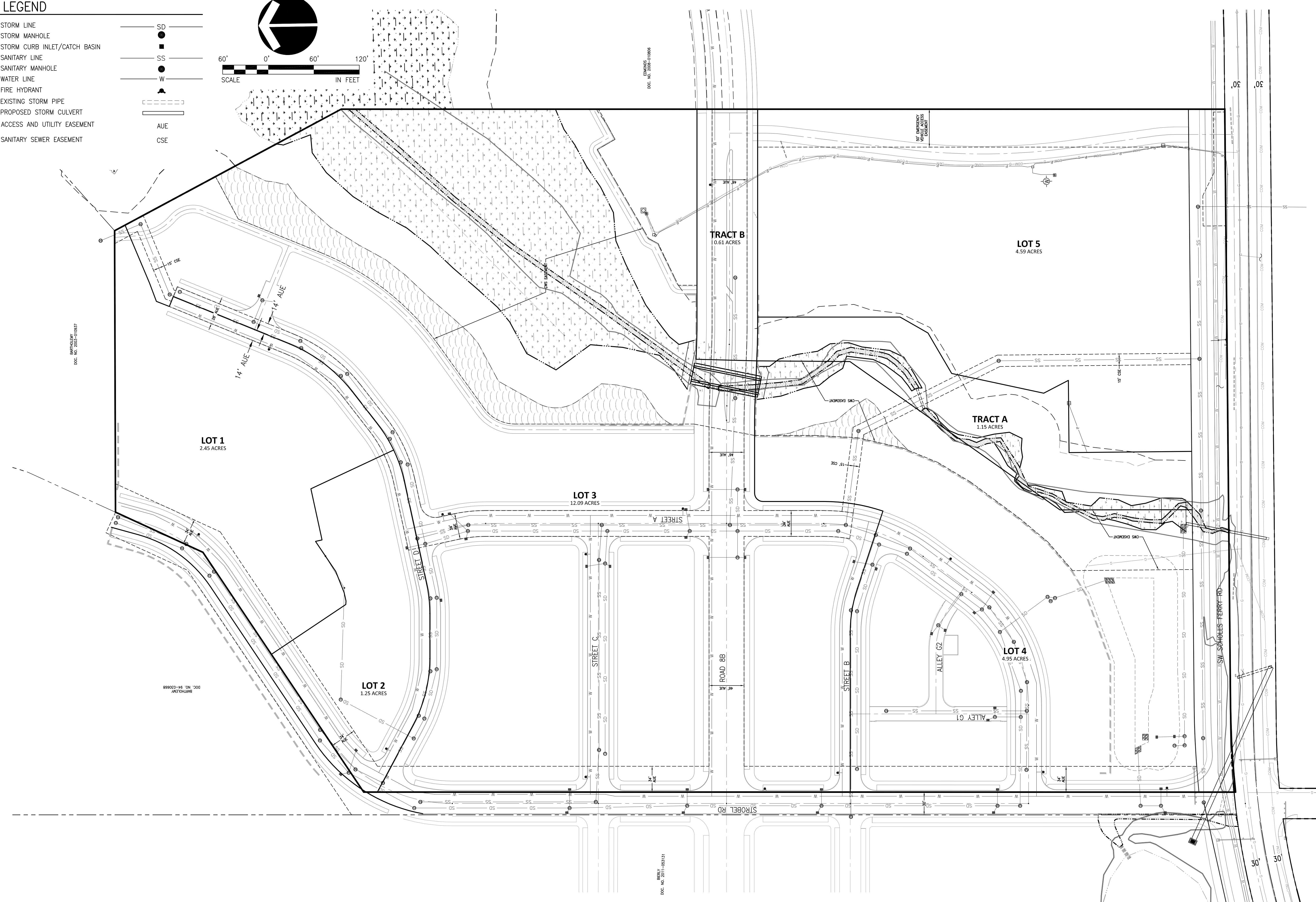
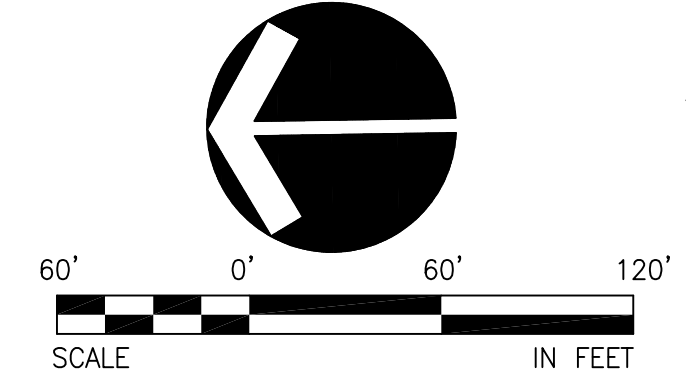
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GRADING PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

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

- LEGEND**
- STORM LINE
 - STORM MANHOLE
 - STORM CURB INLET/CATCH BASIN
 - SANITARY LINE
 - SANITARY MANHOLE
 - WATER LINE
 - FIRE HYDRANT
 - EXISTING STORM PIPE
 - PROPOSED STORM CULVERT
 - ACCESS AND UTILITY EASEMENT
 - SANITARY SEWER EASEMENT



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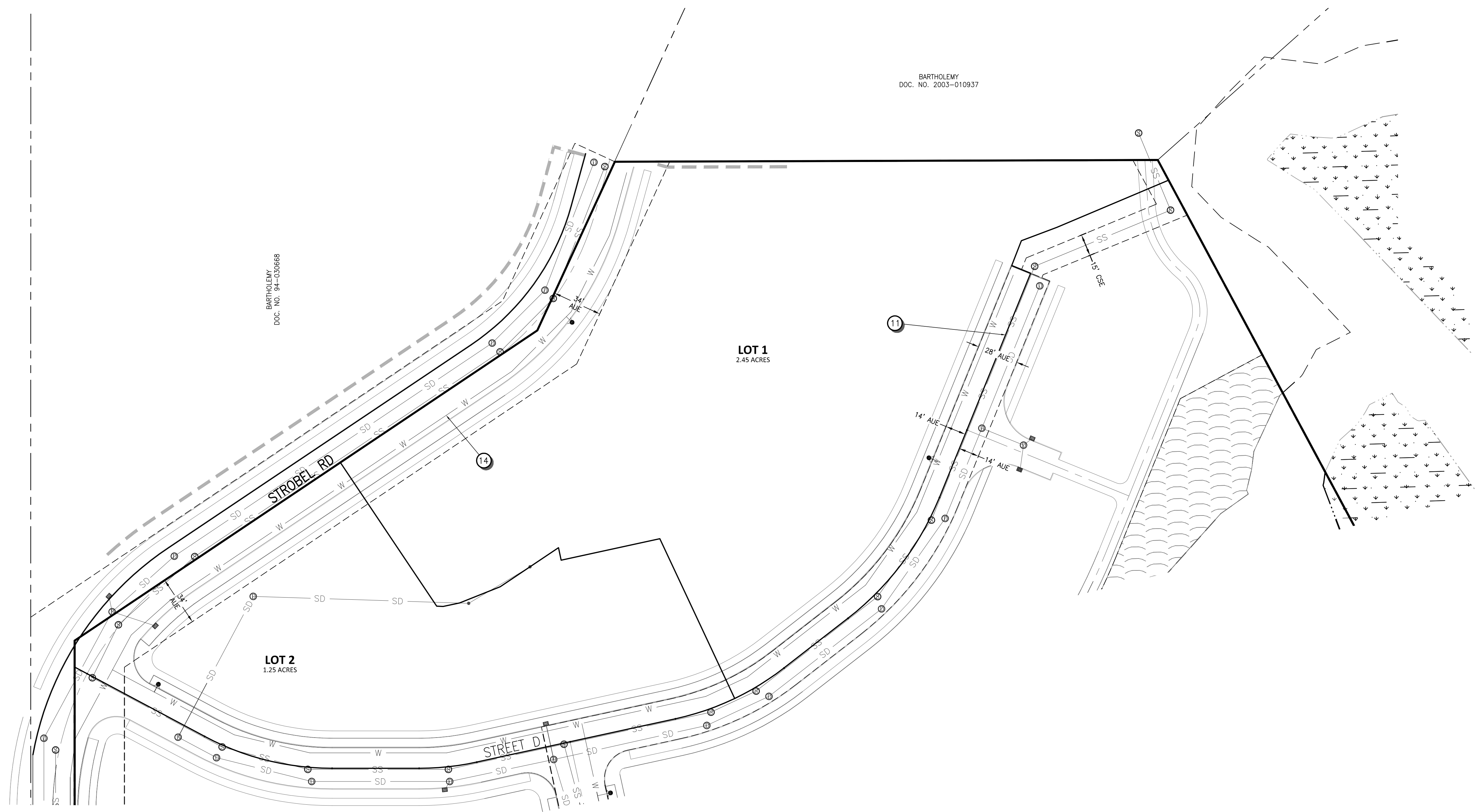
THE RIDGE AT SOUTH COOPER MOUNTAIN
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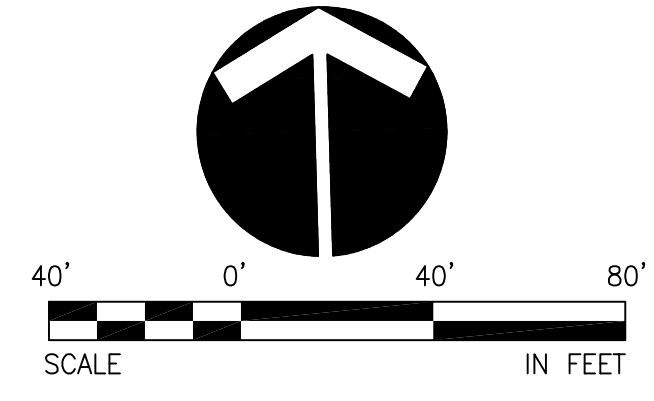


KEYNOTES:

- | | |
|--|---|
| ① STORM DRAIN OUTFALL TO STORM FACILITY. | ⑧ 24" WATER MAIN ROUTE (OPTION A) |
| ② STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE. | ⑨ EXISTING PRIVATE UTILITY LINE TO BE REMOVED AND RELOCATED PRIOR TO FINAL PLAT APPROVAL. |
| 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 REMOVE AND REPLACE 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 | ▲ |
| EXISTING STORM PIPE | --- |
| PROPOSED STORM CULVERT | --- |
| ACCESS AND UTILITY EASEMENT | AUE |
| SANITARY SEWER EASEMENT | CSE |



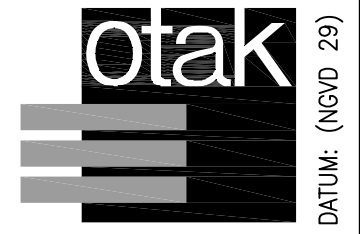
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UTILITY PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED UTILITY PLAN (NORTH)



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XREF LIST
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 Resolved
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 S17849X190
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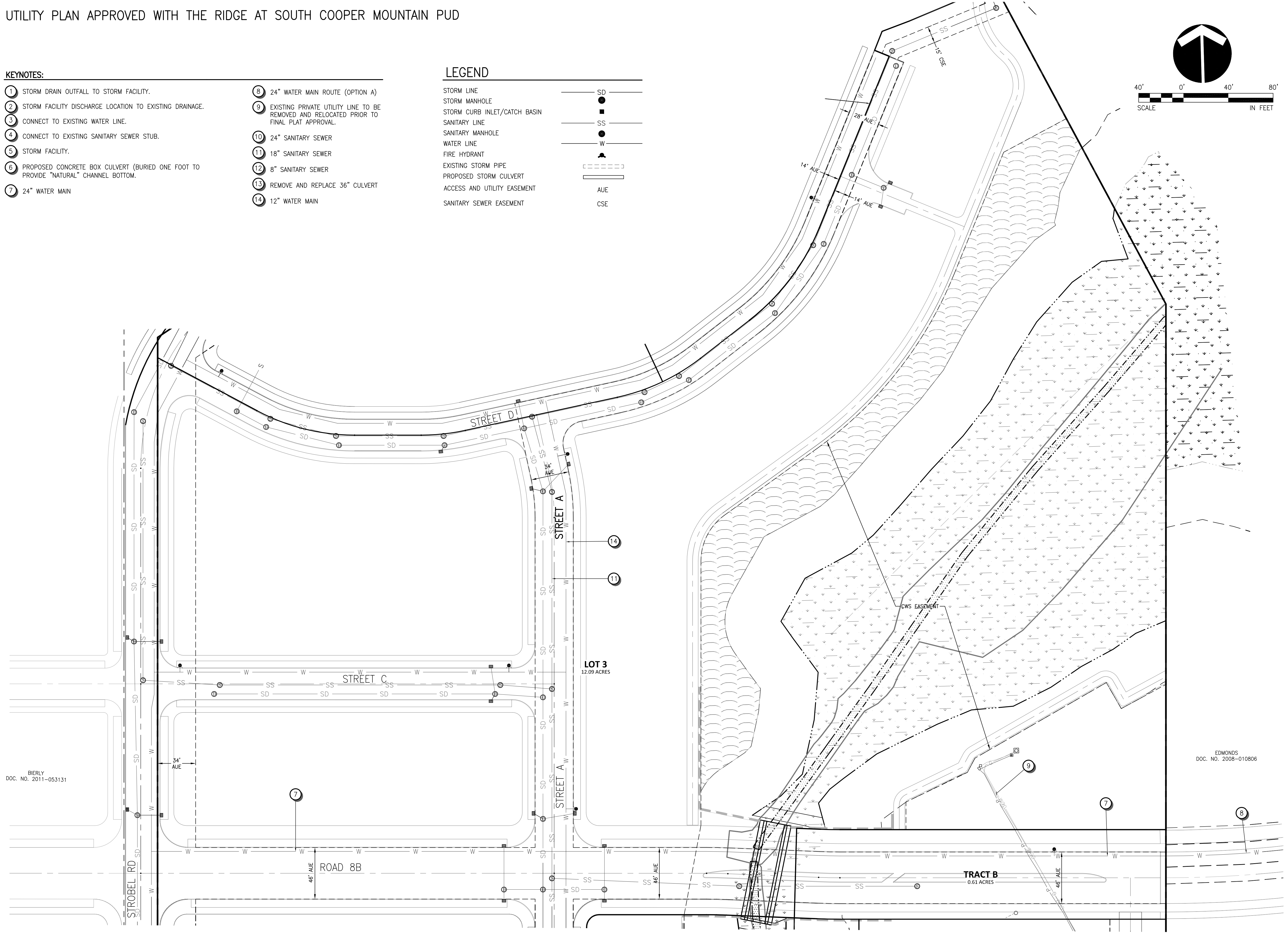
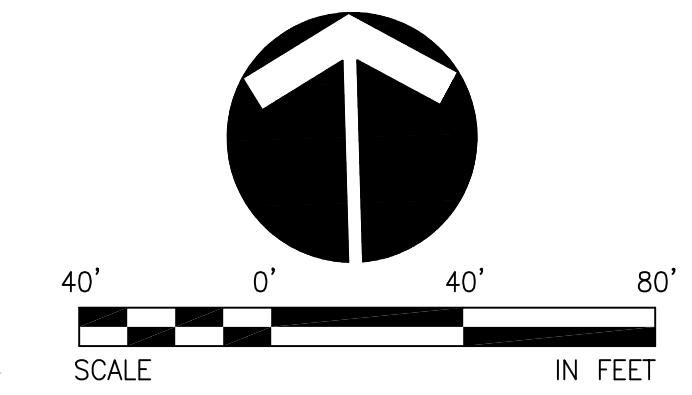
UTILITY PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

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 EXISTING PRIVATE UTILITY LINE TO BE REMOVED AND RELOCATED PRIOR TO FINAL PLAT APPROVAL.
- 10 24" SANITARY SEWER
- 11 18" SANITARY SEWER
- 12 8" SANITARY SEWER
- 13 REMOVE AND REPLACE 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 ■
- EXISTING STORM PIPE - - - - -
- PROPOSED STORM CULVERT - - - - -
- ACCESS AND UTILITY EASEMENT AUE
- SANITARY SEWER EASEMENT CSE



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BIERLY
 DOC. NO. 2011-053131

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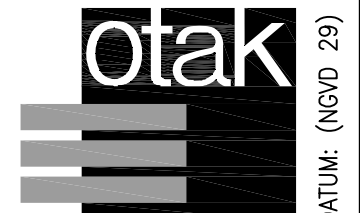
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LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED UTILITY PLAN (CENTRAL)



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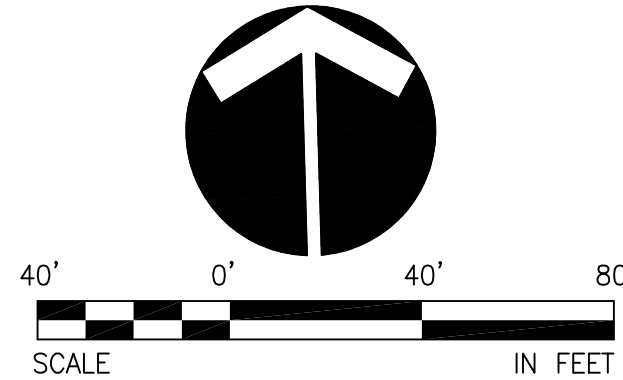
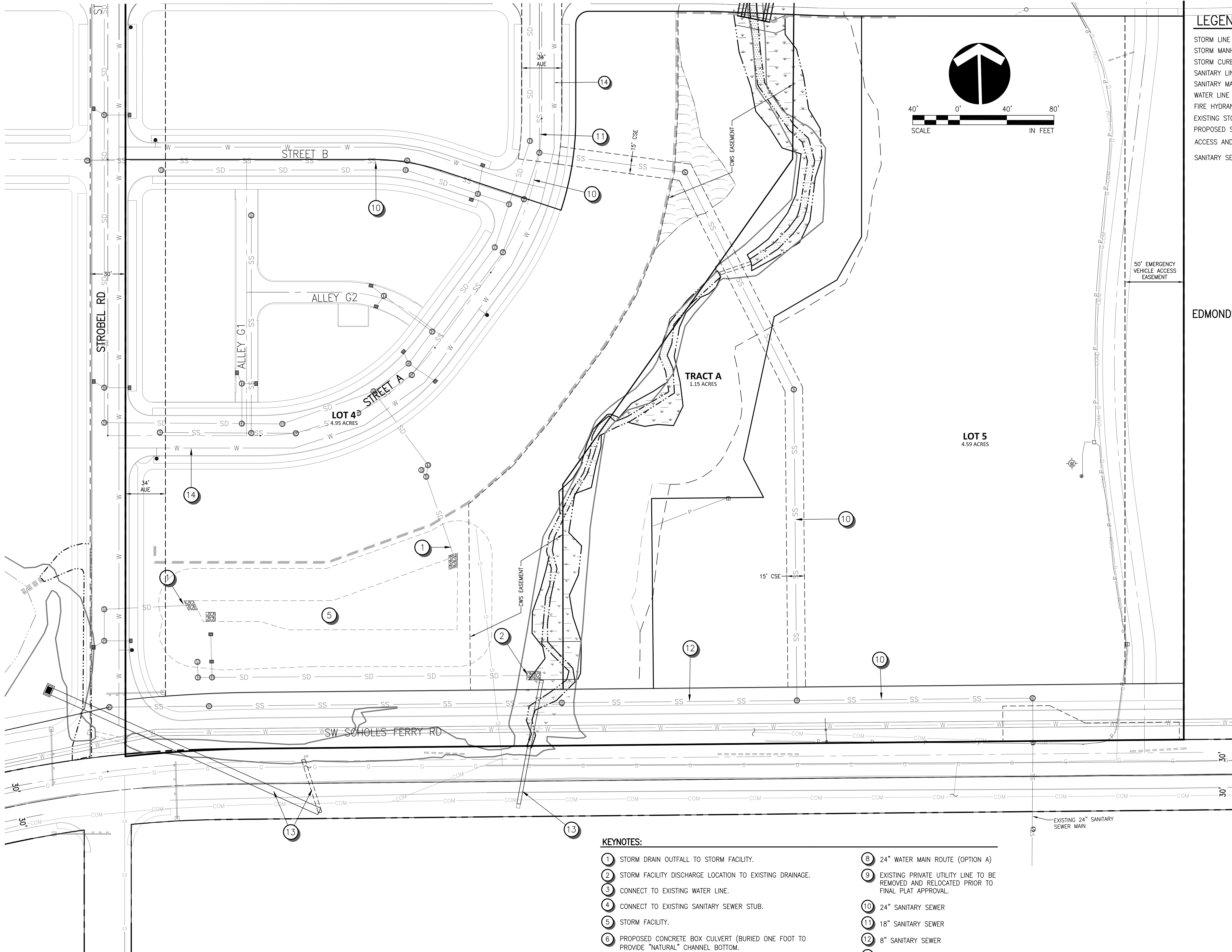
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Design	Drawn	Checked	Date	Initial Issue Date

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 S17849X190
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 O17849X101
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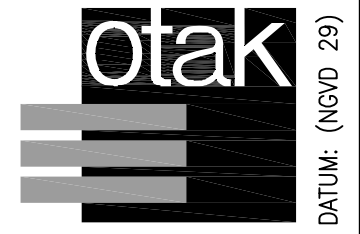
LEGEND	
STORM LINE	SD
STORM MANHOLE	●
STORM CURB INLET/CATCH BASIN	■
SANITARY LINE	SS
SANITARY MANHOLE	●
WATER LINE	W
FIRE HYDRANT	▲
EXISTING STORM PIPE	---
PROPOSED STORM CULVERT	- - - -
ACCESS AND UTILITY EASEMENT	AUE
SANITARY SEWER EASEMENT	CSE

NO.	DATE	BY	REVISION COMMENTS



LAND USE SUBMITTAL - OCTOBER 30, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED UTILITY PLAN (SOUTH)



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 Sheet No. P4.3

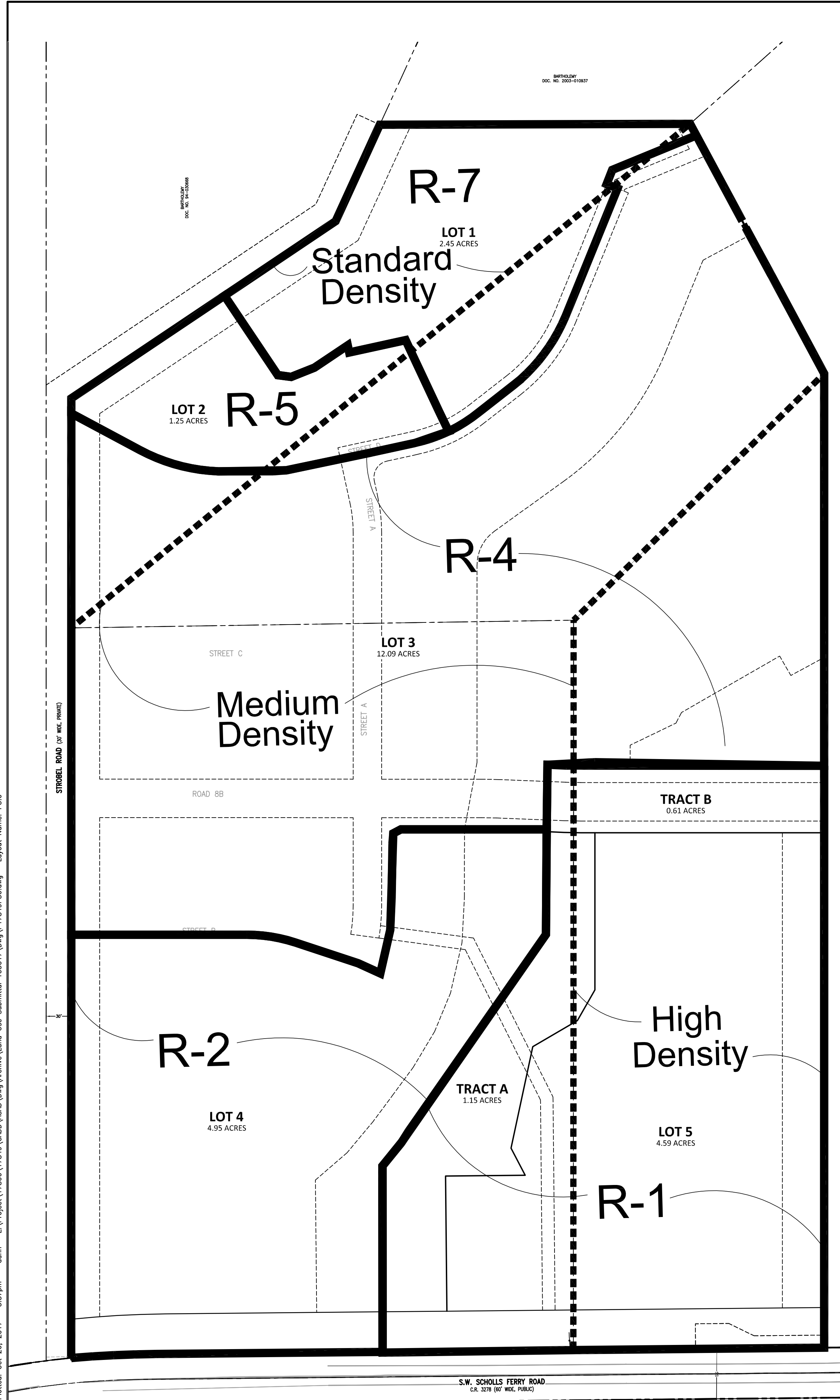
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UTILITY PLAN APPROVED WITH THE RIDGE AT SOUTH COOPER MOUNTAIN PUD

- 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 EXISTING PRIVATE UTILITY LINE TO BE REMOVED AND RELOCATED PRIOR TO FINAL PLAT APPROVAL.
 - 10 24" SANITARY SEWER
 - 11 18" SANITARY SEWER
 - 12 8" SANITARY SEWER
 - 13 REMOVE AND REPLACE 36" CULVERT
 - 14 12" WATER MAIN

XREF LIST
 Ltscale: 40
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 P17849X600

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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	
											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
											105	273	110 Single Family
											127	306	128 Multi-family
											232	579	238 Total

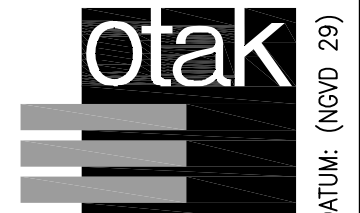
Legend

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

LAND USE SUBMITTAL - OCTOBER 30, 2017



THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 APPROVED LAND USE DESIGNATION AND ZONING

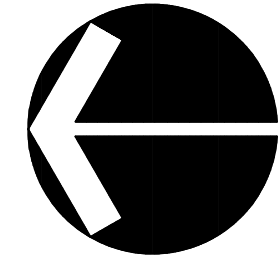


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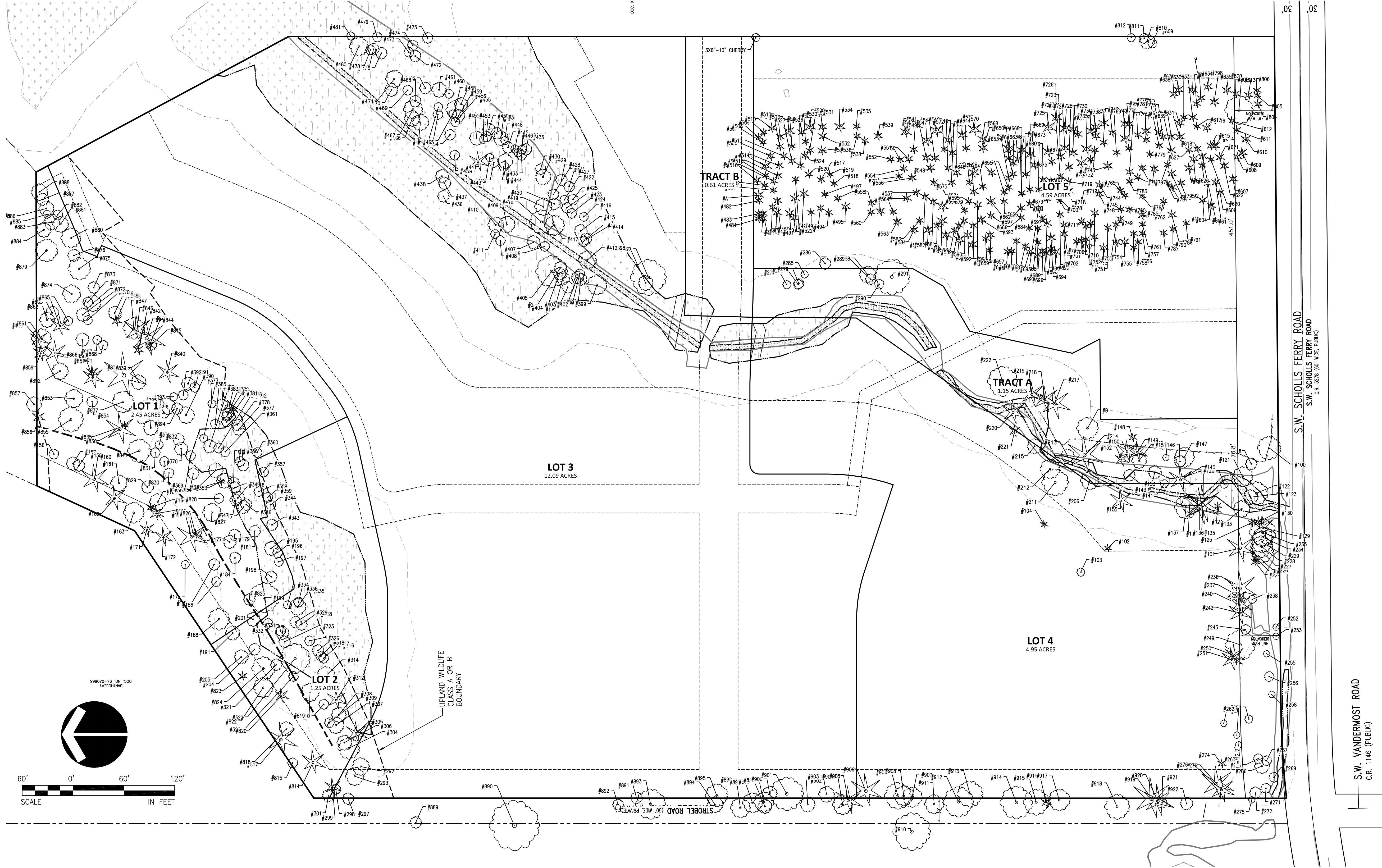
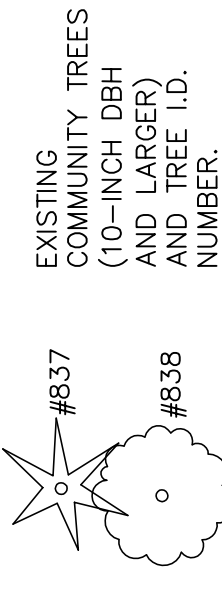
Sheet No. P5.0

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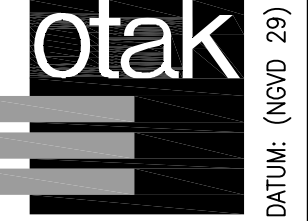
- NOTES:
- 1) NO TREES TO BE REMOVED WITH THIS DEVELOPMENT PLAN.
 - 2) NO SIGNIFICANT INDIVIDUAL TREES OR HISTORIC TREES EXIST ON SITE.
 - 3) NONE OF THE FOLLOWING TREES ARE PRESENT WITHIN THE SIGNIFICANT NATURAL RESOURCE AREA:
 - WESTERN HEMLOCK
 - MOUNTAIN HEMLOCK
 - BIGLEAF MAPLE

LEGEND



LAND USE SUBMITTAL-OCTOBER 30, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 SOUTH COOPER MOUNTAIN, BEAVERTON, OR
 PRELIMINARY TREE PLAN



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NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date