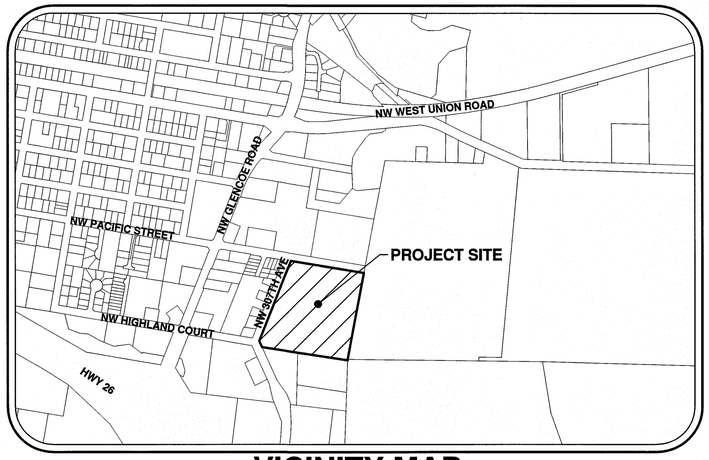
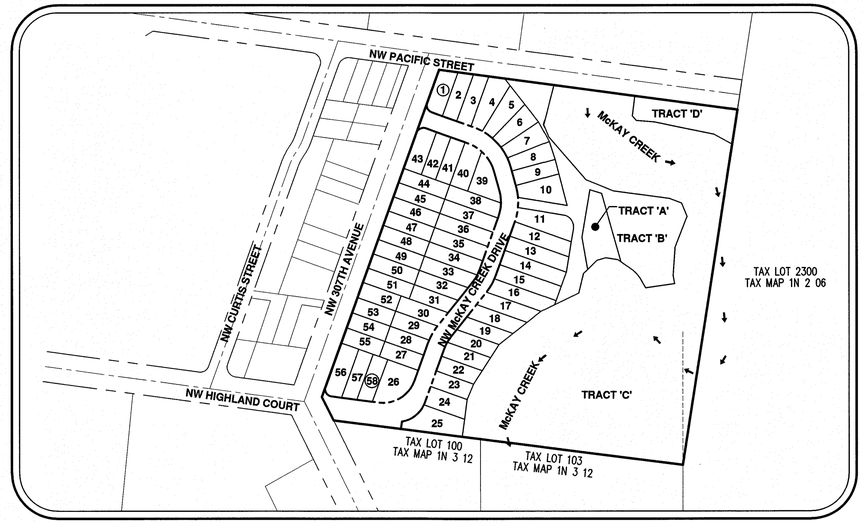
McKAY CREEK CROSSING

SUBDIVISION APPLICATION



VICINITY MAP
NOT TO SCALE



SITE MAP
1"=150'

APPLICANT

BIGGI CONSTRUCTION, LLC.
11605 SW NORMANDY LANE
WILSONVILLE, OREGON 97070

PLANNING/ENGINEERING/SURVEYING/ LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CHRIS GOODELL, AICP, LEED[AP]
2965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
			STORM SEWER CATCH BASIN		
CONIFEROUS TREE			STORM SEWER MANHOLE		
FIRE HYDRANT			GAS METER		
WATER BLOWOFF			GAS VALVE		
WATER METER			GUY WIRE ANCHOR		
WATER VALVE			POWER POLE		
DOUBLE CHECK VALVE			POWER VAULT		
AIR RELEASE VALVE			POWER JUNCTION BOX		
SANITARY SEWER CLEAN OUT			POWER PEDESTAL		
SANITARY SEWER MANHOLE			COMMUNICATIONS VAULT		
SIGN			COMMUNICATIONS JUNCTION BOX		
STREET LIGHT			COMMUNICATIONS RISER		
MAILBOX					

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	CFO	CFO
GAS LINE	GAS	GAS
STORM SEWER LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT

SHEET INDEX

P01 – COVER SHEET WITH VICINITY AND SITE MAP
P02 – EXISTING CONDITIONS PLAN
P03 – PRELIMINARY SUBDIVISION PLAT
P04 – PRELIMINARY BUILDING SETBACKS PLAN
P05 – PRELIMINARY DEMOLITION AND TREE PRESERVATION AND REMOVAL PLAN
P06 – PRELIMINARY TREE INVENTORY
P07 – PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
P08 – PRELIMINARY COMPOSITE UTILITY PLAN
P09 – PRELIMINARY STREET PLAN
P10 – PRELIMINARY STREET CROSS SECTIONS
P11 – PRELIMINARY STREET PROFILES
P12 – CONCEPTUAL FUTURE CIRCULATION PLAN

PROJECT LOCATION: 9960 NW 307TH AVENUE
NORTH PLAINS, OR 97133

PROPERTY DESCRIPTION: TAX LOT 1601 (WASHINGTON COUNTY TAX MAP 1N 3 01DD) LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST QUARTER SECTION 01, TOWNSHIP 1 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

EXISTING LAND USE: EXISTING RESIDENTIAL HOME AND VACANT LAND

PROJECT PURPOSE: SINGLE-FAMILY DETACHED RESIDENTIAL 58 LOT SUBDIVISION IN THE R-2.5 DISTRICT

VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 329, A BRASS DISK SET IN CONCRETE AT THE NORTHEAST CORNER OF THE INTERSECTION OF NW GLENCOE ROAD AND NW KAYBERN AVENUE IN NORTH PLAINS. ELEVATION = 203.715 (NGVD 29).

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McKAY CREEK CROSSING
NORTH PLAINS OREGON
WASHINGTON COUNTY TAX MAP 1N 3 01DD
TAX LOT 1601

COVER SHEET WITH VICINITY AND SITE MAP

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED
DATE: 11-06-2014	

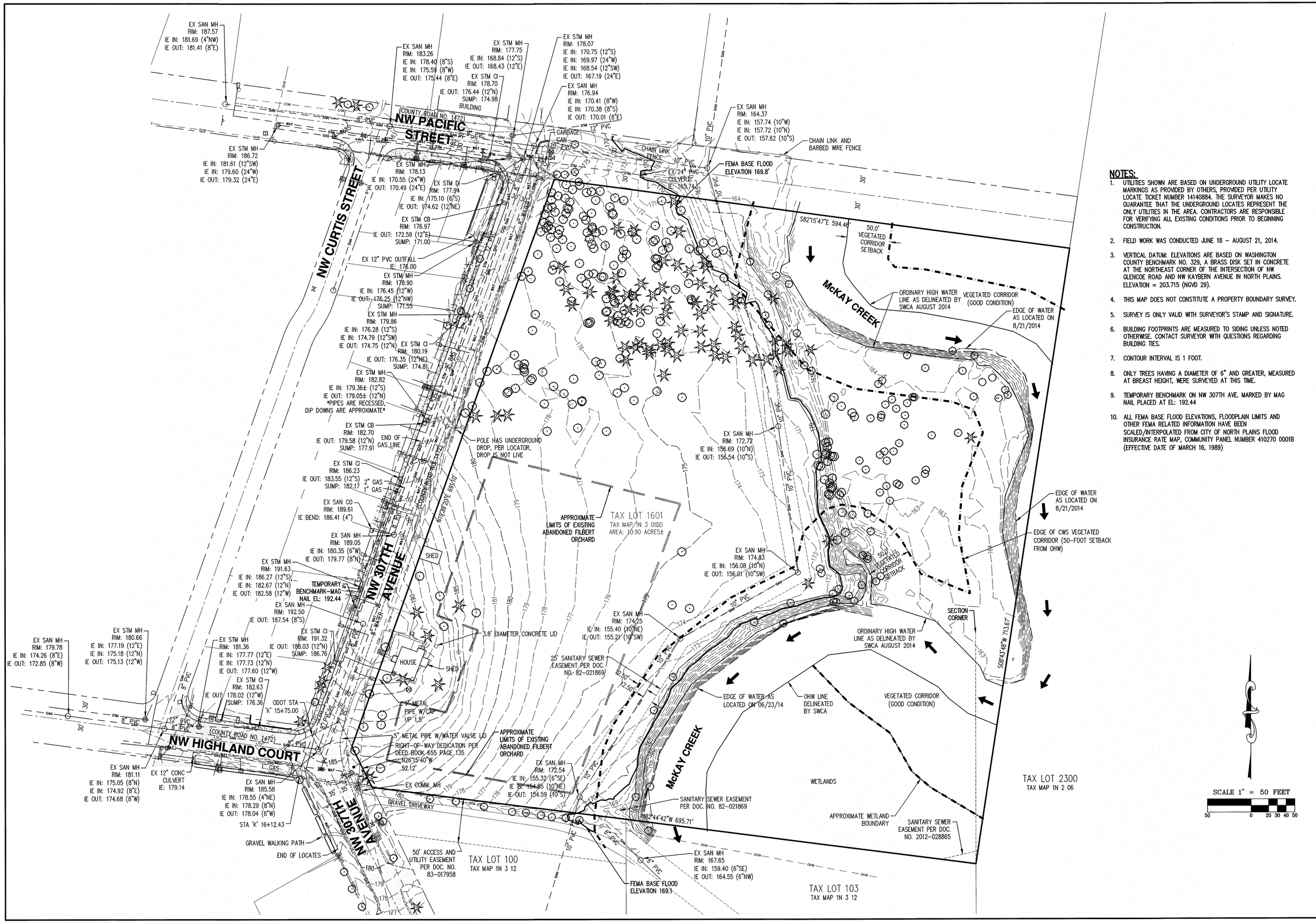
REGISTERED PROFESSIONAL ENGINEER
OREGON JANUARY 14, 2003
ALEXANDER H. HURLEY
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/15

REVISIONS

JOB NUMBER
4094

SHEET
P01

AKS DRAWING FILE: P1-01 COVER SHEET.DWG | LAYOUT: P01



NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 14140884. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED JUNE 18 – AUGUST 21, 2014.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 329, A BRASS DISK SET IN CONCRETE AT THE NORTHEAST CORNER OF THE INTERSECTION OF NW GLENCOE ROAD AND NW KAYBERN AVENUE IN NORTH PLAINS. ELEVATION = 203.715 (NGVD 29).
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
6. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
7. CONTOUR INTERVAL IS 1 FOOT.
8. ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME.
9. TEMPORARY BENCHMARK ON NW 307TH AVE. MARKED BY MAG NAIL PLACED AT EL: 192.44
10. ALL FEMA BASE FLOOD ELEVATIONS, FLOODPLAIN LIMITS AND OTHER FEMA RELATED INFORMATION HAVE BEEN SCALED/INTERPOLATED FROM CITY OF NORTH PLAINS FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 410270 0001B (EFFECTIVE DATE OF MARCH 16, 1989)

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McKAY CREEK CROSSING

NORTH PLAINS OREGON
WASHINGTON COUNTY TAX MAP 1N 3 01DD
TAX LOT 1601

EXISTING CONDITIONS PLAN

DESIGNED BY:	
DRAWN BY:	MSK
CHECKED BY:	AHH
SCALE:	AS NOTED
DATE: 11-06-2014	

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 15, 2003
ALEXANDER H. HURLEY
56598LS
RENEWS: 6/30/15
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER
4094

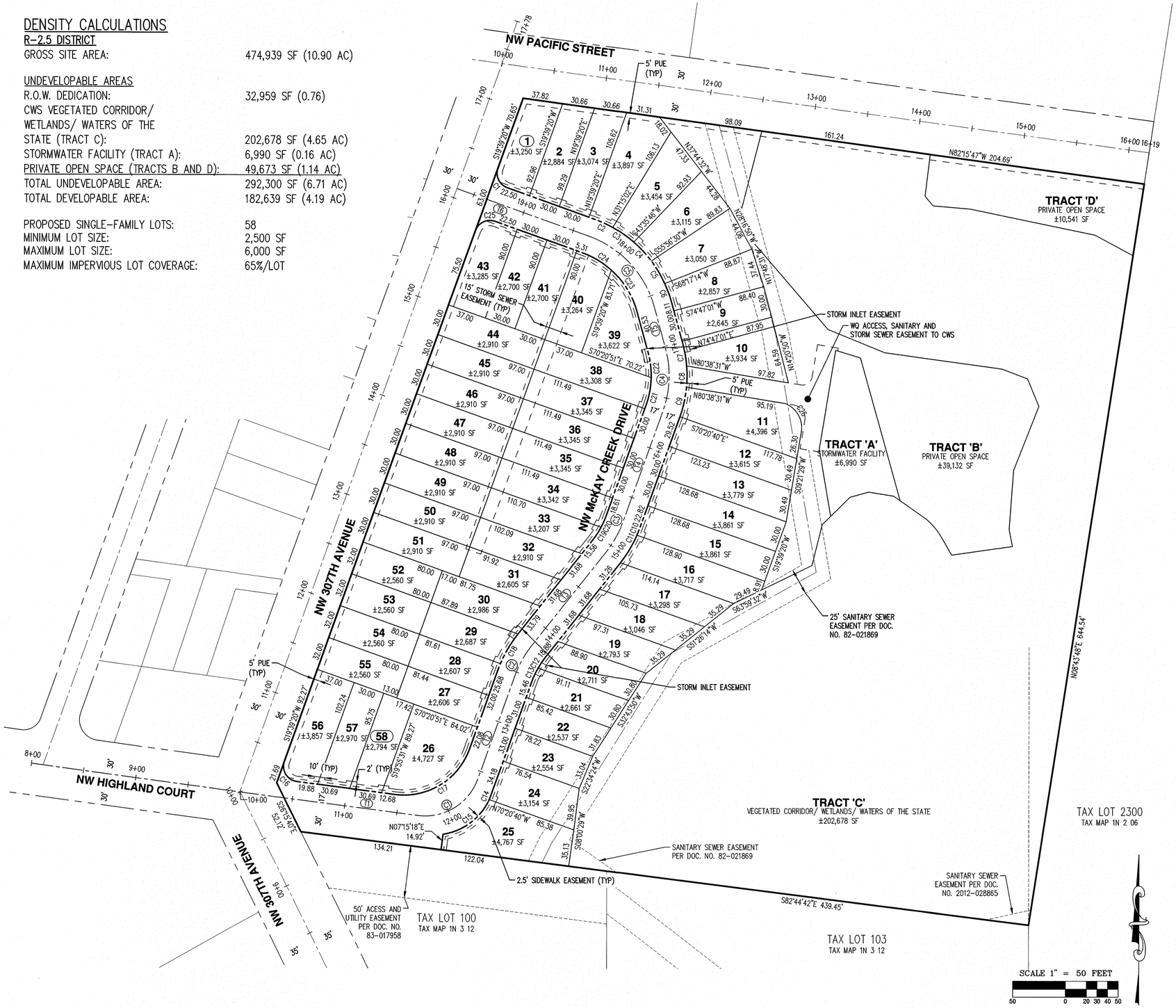
SHEET
P02

AKS DRAWING FILE: P1-02 EX COND.DWG | LAYOUT: P02

DENSITY CALCULATIONS

R-2.5 DISTRICT

GROSS SITE AREA:	474,939 SF (10.90 AC)
UNDEVELOPABLE AREAS	
R.O.W. DEDICATION:	32,959 SF (0.76)
CWS VEGETATED CORRIDOR/ WETLANDS/ WATERS OF THE STATE (TRACT C):	202,678 SF (4.65 AC)
STORMWATER FACILITY (TRACT A):	6,990 SF (0.16 AC)
PRIVATE OPEN SPACE (TRACTS B AND D):	49,673 SF (1.14 AC)
TOTAL UNDEVELOPABLE AREA:	292,300 SF (6.71 AC)
TOTAL DEVELOPABLE AREA:	182,639 SF (4.19 AC)
PROPOSED SINGLE-FAMILY LOTS:	58
MINIMUM LOT SIZE:	2,500 SF
MAXIMUM LOT SIZE:	6,000 SF
MAXIMUM IMPERVIOUS LOT COVERAGE:	65%/LOT



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.50'	90°00'00"	22.78'	N25°20'40"W 20.51'
C2	117.00'	9°25'51"	19.26'	N65°37'45"W 19.24'
C3	117.00'	11°57'21"	24.41'	N54°56'09"W 24.37'
C4	117.00'	12°04'26"	24.66'	N42°55'16"W 24.61'
C5	117.00'	12°12'17"	24.92'	N30°46'54"W 24.88'
C6	117.00'	9°27'47"	19.32'	N19°56'52"W 19.30'
C7	117.00'	10°34'36"	21.60'	N9°55'41"W 21.57'
C8	117.00'	9°55'46"	20.28'	N0°19'30"E 20.25'
C9	117.00'	14°07'59"	28.86'	N12°21'23"E 28.79'
C10	117.00'	3°31'10"	7.19'	N21°24'55"E 7.19'
C11	117.00'	15°00'37"	30.65'	N30°40'49"E 30.56'
C12	83.00'	8°38'46"	12.53'	N34°03'54"E 12.51'
C13	83.00'	10°05'11"	14.61'	N24°41'55"E 14.59'
C14	58.00'	4°45'58"	4.82'	N22°02'19"E 4.82'
C15	58.00'	56°30'33"	57.20'	N52°40'35"E 54.91'
C16	14.50'	102°12'12"	25.86'	S31°26'46"E 22.57'
C17	66.00'	77°47'48"	89.62'	N58°33'14"E 82.89'
C18	117.00'	15°38'06"	31.93'	N30°34'14"E 31.83'
C19	83.00'	10°50'33"	15.71'	N32°58'01"E 15.68'
C20	83.00'	7°53'24"	11.43'	N23°36'02"E 11.42'
C21	83.00'	18°26'50"	26.72'	N10°25'55"E 26.61'
C22	83.00'	16°25'29"	23.79'	N7°00'14"W 23.71'
C23	83.00'	32°40'59"	47.35'	N31°33'28"W 46.71'
C24	83.00'	22°26'43"	32.51'	N59°07'19"W 32.31'
C25	14.50'	90°00'00"	22.78'	S64°39'20"W 20.51'
C26	24.49'	76°33'43"	32.72'	S29°52'32"E 30.34'

NW HIGHLAND COURT/NW McKAY CREEK DRIVE						
CURVE	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
T1	10+00.00		170.07'			S82°32'52"E
C1	11+70.07	53.00'	71.96'	77°47'48"	66.56	N58°33'14"E
T2	12+42.03		103.96'			N19°39'20"E
C2	13+46.00	100.00'	32.69'	18°43'57"	32.55	N29°01'19"E
T3	13+78.69		113.50'			N38°23'17"E
C3	14+92.19	100.00'	32.69'	18°43'57"	32.55	N29°01'19"E
T4	15+24.89		112.34'			N19°39'20"E
C4	16+37.23	100.00'	60.86'	34°52'19"	59.93	N02°13'11"E
T5	16+98.09		40.53'			N15°12'59"W
C5	17+38.62	100.00'	96.22'	55°07'41"	92.55	N42°46'49"W
T6	18+34.84		173.83'			N70°20'40"W

1. TRACTS A, B, C, AND D SHALL BE OWNED AND MAINTAINED THE McKAY CREEK CROSSING HOMEOWNERS ASSOCIATION (HOA).
2. TRACT A SHALL HAVE A STORM SEWER, SURFACE WATER, AND DRAINAGE EASEMENT TO CLEAN WATER SERVICES (CWS) OVER ITS ENTIRETY.
3. TRACT C SHALL HAVE AN ACCESS EASEMENT TO CLEAN WATER SERVICES (CWS) OVER ITS ENTIRETY.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT A FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

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McKAY CREEK CROSSING

NORTH PLAINS — OREGON

TAX LOT 1601 — WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY SUBDIVISION PLAT

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED
DATE: 11-06-2014	

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 29, 2003
ALEXANDER H. HURLEY
2953915
RENEWS: 6/30/15

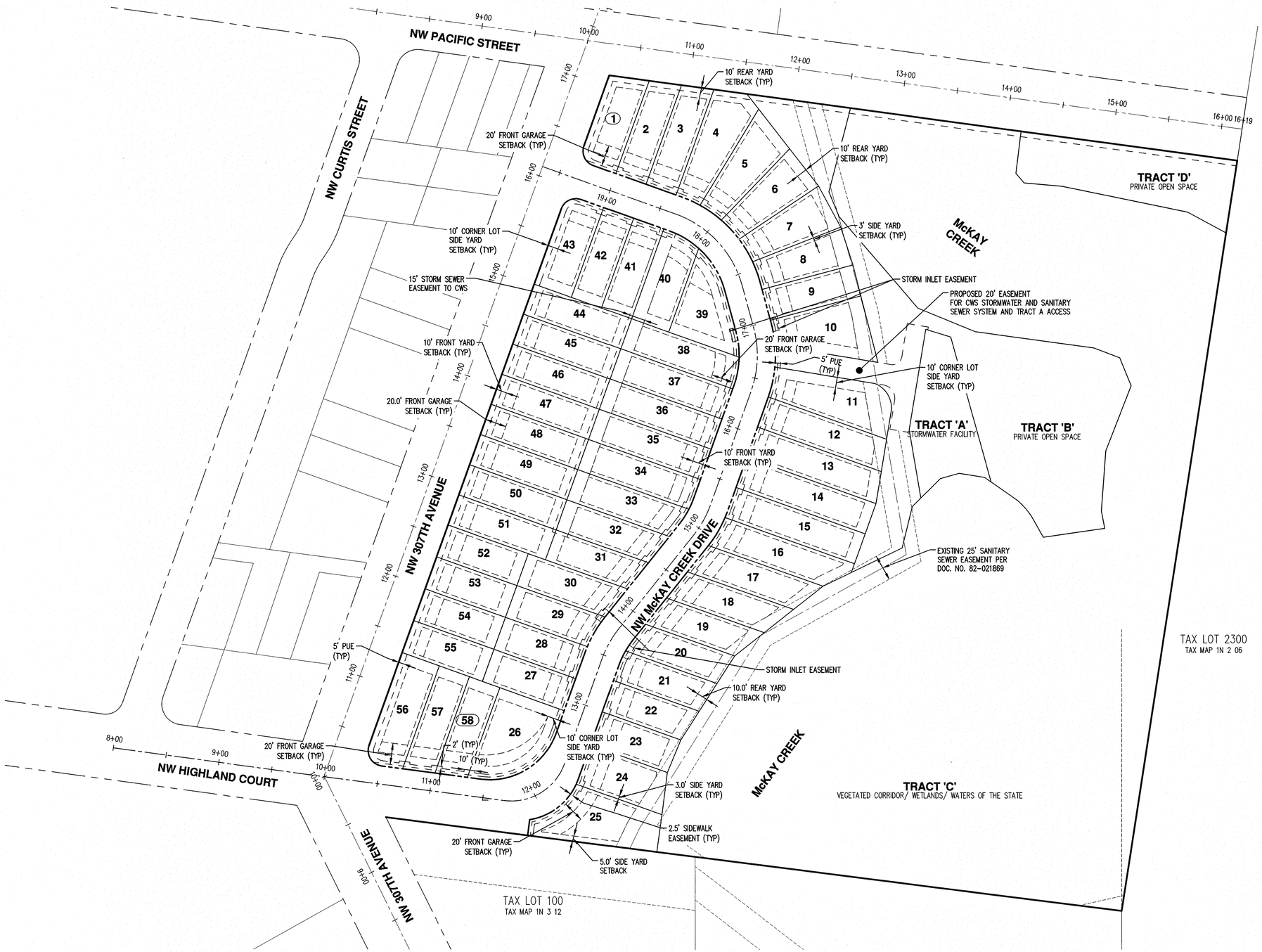
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER
4094

SHEET
P03

AKS DRAWING FILE: P1-03 PRELIMINARY PLAT.DWG | LAYOUT: P03



REQUIRED SETBACKS

R-2.5 DISTRICT

FRONT YARD:	10 FT
FRONT GARAGE:	20 FT
SIDE YARD:	3 FT
CORNER SIDE YARD:	10 FT
REAR YARD:	10 FT

SCALE 1" = 50 FEET

50 0 20 30 40 50

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McKAY CREEK CROSSING

NORTH PLAINS OREGON

TAX LOT 1601 WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY BUILDING SETBACKS PLAN

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED

DATE: 11-06-2014

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
ALEXANDER H. HURLEY

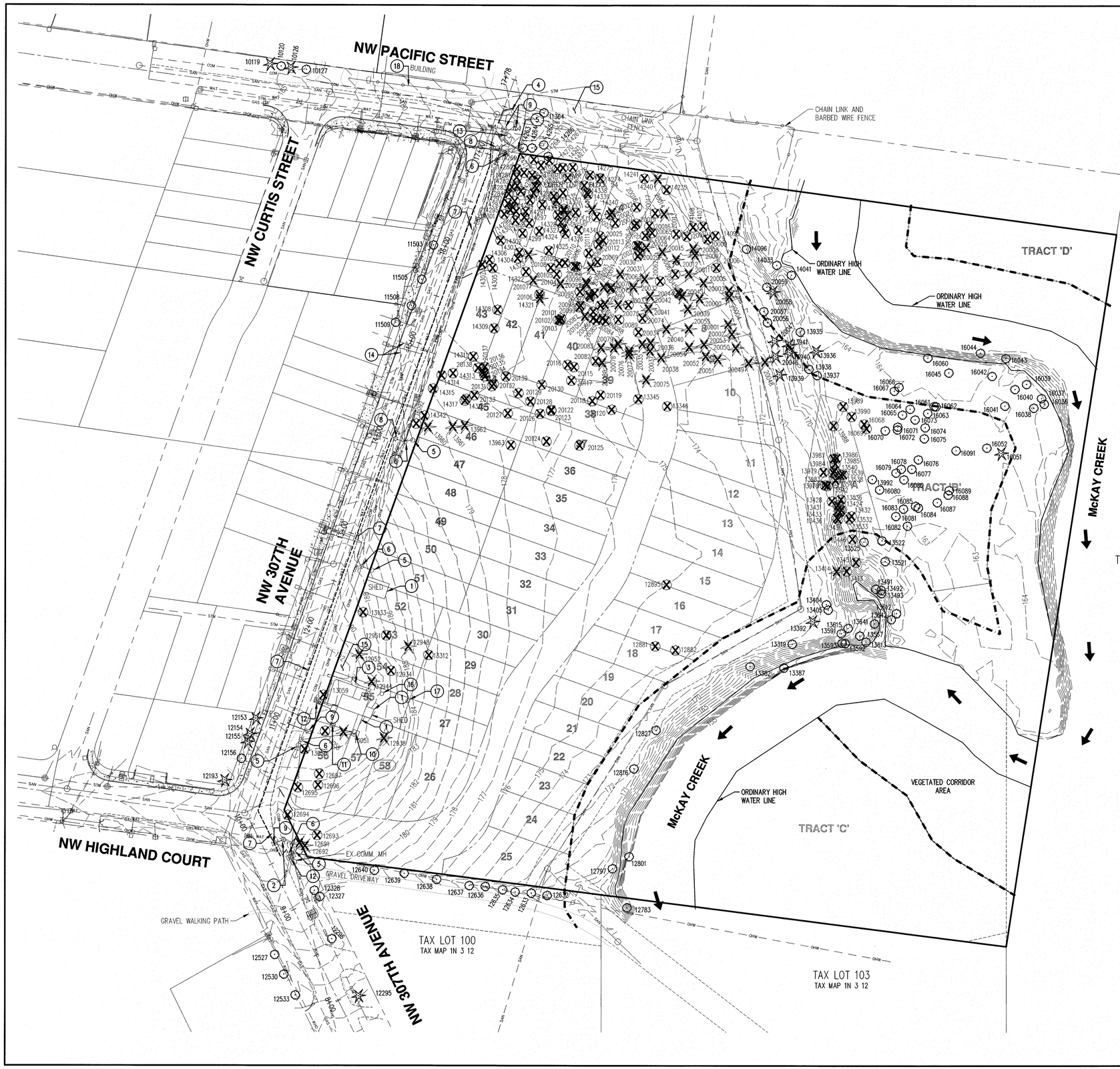
RENEWAL DATE: 6/30/15

REVISIONS

JOB NUMBER
4094

SHEET
P04

AKS DRAWING FILE: P1-04 ENVELOPE AND SETBACK PLAN.DWG | LAYOUT: P04



LEGEND

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	180
EXISTING CONIFEROUS TREE	
EXISTING DECIDUOUS TREE	
TREE REMOVAL	

KEYED NOTES: (#)

1. REMOVE EXISTING STRUCTURES. CONTRACTOR TO HAUL OFF AND PROPERLY DISPOSE OF WASTE.
2. EXISTING OFF-SITE HYDRANT TO BE RELOCATED. CONTRACTOR TO REFERENCE UTILITY PLANS FOR PROPOSED LOCATION AND TO COORDINATE WITH THE CITY.
3. REMOVE AND HAUL OFF EXISTING CONCRETE SIDEWALK.
4. EXISTING OFF-SITE RETAINING WALL AND PATH TO BE REMOVED FOR STREET IMPROVEMENTS.
5. EXISTING OFF-SITE COMMUNICATIONS STRUCTURE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
6. EXISTING OFF-SITE POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
7. AC SAWCUT (TYP). REMOVE EXISTING ASPHALT CONCRETE SECTION. CONTRACTOR TO HAUL OFF AND PROPERLY DISPOSE OF WASTE.
8. EXISTING STREET LIGHT TO BE RELOCATED WITH POWER POLE. CONTRACTOR TO REFERENCE UTILITY PLANS FOR PROPOSED LOCATION AND TO COORDINATE WITH UTILITY PROVIDER.
9. REMOVE/RELOCATE EXISTING WATER METER/VALVE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
10. REMOVE EXISTING POWER SERVICE TO EXISTING HOME. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
11. DISCONNECT AND REMOVE EXISTING NATURAL GAS SERVICE TO EXISTING HOME. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
12. REMOVE/RELOCATE EXISTING MAILBOX.
13. REMOVE/RELOCATE EXISTING LANDSCAPING STRUCTURES AND GARBAGE CAN. CONTRACTOR TO COORDINATE WITH CITY OF NORTH PLAINS.
14. OVERHEAD WIRES TO BE REMOVED AND RELOCATED WITH POWER POLE RELOCATION. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S).
15. REMOVE EXISTING GRAVEL AREA.
16. REMOVE EXISTING SEPTIC TANK
17. REMOVE/ABANDON EXISTING GROUND PUMP/WATER WELL
18. REMOVE EXISTING FENCE

NOTES:

1. CONTRACTOR TO COORDINATE THE REMOVAL OF ALL NECESSARY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY PROVIDERS
2. REMOVE STRUCTURES PER APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODE.
3. CONTRACTOR TO ABANDON ANY EXISTING WELLS, SEPTIC TANKS, AND DRAIN FIELDS FOUND DURING CONSTRUCTION PER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

SCALE 1" = 50 FEET

50 0 20 30 40 50

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McKAY CREEK CROSSING

NORTH PLAINS OREGON
TAX LOT 1601
WASHINGTON COUNTY TAX MAP 1N 3 01D

PRELIMINARY DEMOLITION AND TREE PRESERVATION AND REMOVAL PLAN

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED

DATE: 11-06-2014

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: JANUARY 2, 2022
ALEXANDER H. HURLEY

RENEWAL DATE: 6/30/15

REVISIONS

JOB NUMBER
4094

SHEET
P05

AKS DRAWING FILE: P1-05 DEMOLITION AND TREE REMOVAL PLAN.DWG | LAYOUT: P05

TREE TABLE

TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10119	CONIFER	8	PRESERVE
10120	DECIDUOUS	12	PRESERVE
10126	CONIFER	13	PRESERVE
10127	DECIDUOUS	6,7	PRESERVE
11364	DECIDUOUS	20,22,25	PRESERVE
11503	DECIDUOUS	6	PRESERVE
11505	DECIDUOUS	5	PRESERVE
11508	DECIDUOUS	4	PRESERVE
11509	DECIDUOUS	10	PRESERVE
12153	CONIFER	21	PRESERVE
12154	CONIFER	13	PRESERVE
12155	CONIFER	22	PRESERVE
12156	DECIDUOUS	8,9	PRESERVE
12193	CONIFER	8	PRESERVE
12295	CONIFER	23	PRESERVE
12296	DECIDUOUS	38	PRESERVE
12327	DECIDUOUS	11	PRESERVE
12328	DECIDUOUS	15	PRESERVE
12527	DECIDUOUS	13	PRESERVE
12530	DECIDUOUS	13	PRESERVE
12533	DECIDUOUS	13	PRESERVE
12632	DECIDUOUS	9	PRESERVE
12633	DECIDUOUS	12	PRESERVE
12634	DECIDUOUS	8	PRESERVE
12635	DECIDUOUS	10	PRESERVE
12636	DECIDUOUS	8	PRESERVE
12637	DECIDUOUS	9	PRESERVE
12638	DECIDUOUS	10	PRESERVE
12639	DECIDUOUS	8	PRESERVE
12640	DECIDUOUS	4,10	PRESERVE
12691	CONIFER	8	REMOVE
12692	CONIFER	10	REMOVE
12693	DECIDUOUS	7,7,8	REMOVE
12694	DECIDUOUS	4,5,6,7,16	REMOVE
12695	DECIDUOUS	8,10,13	REMOVE
12696	DECIDUOUS	6	REMOVE
12697	DECIDUOUS	6	REMOVE
12783	DECIDUOUS	15	PRESERVE
12797	DECIDUOUS	35	PRESERVE
12801	DECIDUOUS	22	PRESERVE
12816	DECIDUOUS	21	PRESERVE
12827	DECIDUOUS	29	PRESERVE
12881	DECIDUOUS	17	REMOVE
12882	DECIDUOUS	19	REMOVE
12895	DECIDUOUS	7,12,15,18	REMOVE
12934	DECIDUOUS	31	REMOVE
12938	CONIFER	41	REMOVE
12944	CONIFER	63	REMOVE
12948	CONIFER	14	REMOVE
12951	DECIDUOUS	12	REMOVE
12952	CONIFER	22	REMOVE
13050	DECIDUOUS	15	REMOVE
13051	CONIFER	33	REMOVE
13058	DECIDUOUS	6,8	REMOVE
13059	DECIDUOUS	26	REMOVE
13133	DECIDUOUS	15,20	REMOVE
13312	DECIDUOUS	18	REMOVE
13319	DECIDUOUS	9	PRESERVE
13345	DECIDUOUS	9	REMOVE
13346	DECIDUOUS	9	REMOVE
13382	DECIDUOUS	8,9	PRESERVE
13387	DECIDUOUS	18,29,30	PRESERVE
13392	CONIFER	8	PRESERVE
13404	DECIDUOUS	9	PRESERVE
13405	DECIDUOUS	8	PRESERVE
13413	DECIDUOUS	28	REMOVE
13414	CONIFER	17	REMOVE
13424	DECIDUOUS	7	REMOVE
13428	DECIDUOUS	6,7	REMOVE
13431	DECIDUOUS	6,10	REMOVE
13432	DECIDUOUS	10	REMOVE
13433	DECIDUOUS	6	REMOVE
13436	DECIDUOUS	8,10	REMOVE
13439	DECIDUOUS	9	REMOVE
13446	DECIDUOUS	6,8,9,11	REMOVE
13451	DECIDUOUS	12,18,18,28	REMOVE
13491	DECIDUOUS	6,8,9,11	PRESERVE
13492	DECIDUOUS	12,18	PRESERVE
13493	DECIDUOUS	14	PRESERVE
13512	DECIDUOUS	9	PRESERVE
13521	DECIDUOUS	17	PRESERVE
13522	DECIDUOUS	8,12	PRESERVE
13525	DECIDUOUS	9	PRESERVE
13532	DECIDUOUS	14	REMOVE
13533	DECIDUOUS	6,14	REMOVE
13536	DECIDUOUS	12,13	REMOVE
13538	DECIDUOUS	6	REMOVE
13539	DECIDUOUS	6,8	REMOVE
13540	DECIDUOUS	12	REMOVE
13541	DECIDUOUS	10	REMOVE
13542	DECIDUOUS	10	REMOVE
13567	DECIDUOUS	17	PRESERVE
13591	DECIDUOUS	29	PRESERVE
13592	DECIDUOUS	20	PRESERVE
13593	DECIDUOUS	11	PRESERVE
13613	DECIDUOUS	6	PRESERVE
13615	DECIDUOUS	13	PRESERVE
13641	DECIDUOUS	7	PRESERVE
13642	DECIDUOUS	11,12	PRESERVE
13935	DECIDUOUS	18	PRESERVE
13936	CONIFER	10	PRESERVE
13937	DECIDUOUS	8	PRESERVE
13938	DECIDUOUS	6	PRESERVE
13939	CONIFER	42	PRESERVE
13940	CONIFER	25	PRESERVE
13941	CONIFER	16	PRESERVE
13960	CONIFER	13	REMOVE
13961	CONIFER	7	REMOVE
13962	CONIFER	10	REMOVE
13963	DECIDUOUS	6	REMOVE
13976	DECIDUOUS	9	REMOVE
13979	DECIDUOUS	12	REMOVE
13983	DECIDUOUS	11	REMOVE
13984	DECIDUOUS	17,17	REMOVE
13985	DECIDUOUS	21	REMOVE
13986	DECIDUOUS	8,14	REMOVE
13987	DECIDUOUS	8,9,13,16	REMOVE
13988	DECIDUOUS	20	REMOVE
13989	DECIDUOUS	16	REMOVE
13990	DECIDUOUS	6	REMOVE
13992	DECIDUOUS	8	PRESERVE
14033	DECIDUOUS	18	PRESERVE
14041	DECIDUOUS	7	PRESERVE
14096	DECIDUOUS	13,19	PRESERVE
14098	DECIDUOUS	7	REMOVE
14107	DECIDUOUS	9	REMOVE
14108	DECIDUOUS	7	REMOVE
14235	DECIDUOUS	7	REMOVE
14240	CONIFER	43	REMOVE
14241	DECIDUOUS	13	REMOVE
14263	DECIDUOUS	9	PRESERVE
14264	DECIDUOUS	14	PRESERVE
14265	DECIDUOUS	10,11	PRESERVE
14266	DECIDUOUS	9	PRESERVE
14267	DECIDUOUS	14	REMOVE
14268	DECIDUOUS	10,13	REMOVE
14269	DECIDUOUS	11	REMOVE
14270	DECIDUOUS	14	REMOVE
14271	DECIDUOUS	17	REMOVE
14272	DECIDUOUS	9	REMOVE
14273	DECIDUOUS	9	REMOVE
14274	DECIDUOUS	9	REMOVE
14275	DECIDUOUS	28	REMOVE
14276	DECIDUOUS	10	REMOVE
14278	DECIDUOUS	12	REMOVE
14279	DECIDUOUS	8	REMOVE
14280	DECIDUOUS	8	REMOVE
14281	DECIDUOUS	11,13	REMOVE
14282	DECIDUOUS	21	REMOVE
14283	DECIDUOUS	10,10	REMOVE
14284	DECIDUOUS	12	REMOVE
14285	DECIDUOUS	13	REMOVE
14286	DECIDUOUS	6	REMOVE
14287	DECIDUOUS	7	REMOVE
14288	DECIDUOUS	12	REMOVE
14289	DECIDUOUS	15	REMOVE
14290	DECIDUOUS	7	REMOVE
14291	DECIDUOUS	17	REMOVE
14292	DECIDUOUS	10	REMOVE
14293	DECIDUOUS	9,12	REMOVE
14294	DECIDUOUS	7	REMOVE
14295	DECIDUOUS	9	REMOVE
14296	DECIDUOUS	10	REMOVE
14297	DECIDUOUS	7	REMOVE
14298	DECIDUOUS	8	REMOVE
14299	DECIDUOUS	6	REMOVE
14300	DECIDUOUS	6	REMOVE
14301	DECIDUOUS	18	REMOVE
14302	DECIDUOUS	6	REMOVE
14303	DECIDUOUS	7	REMOVE
14304	DECIDUOUS	6	REMOVE
14305	DECIDUOUS	7	REMOVE
14306	DECIDUOUS	14,14,15,16	REMOVE
14307	DECIDUOUS	7	REMOVE
14308	DECIDUOUS	7	REMOVE
14309	DECIDUOUS	7,8,9,10	REMOVE
14311	DECIDUOUS	7	REMOVE
14313	DECIDUOUS	6	REMOVE
14314	DECIDUOUS	11,11	REMOVE
14315	DECIDUOUS	10,13,14,16	REMOVE
14317	DECIDUOUS	7	REMOVE
14318	DECIDUOUS	8,9	REMOVE
14321	CONIFER	7	REMOVE
14322	DECIDUOUS	7	REMOVE
14323	CONIFER	16	REMOVE
14324	DECIDUOUS	18	REMOVE
14325	DECIDUOUS	7	REMOVE
14326	DECIDUOUS	8	REMOVE
14327	DECIDUOUS	13	REMOVE
14328	DECIDUOUS	9	REMOVE
14329	DECIDUOUS	10	REMOVE
14330	DECIDUOUS	8,9	REMOVE
14331	DECIDUOUS	10	REMOVE
14332	DECIDUOUS	8	REMOVE
14333	DECIDUOUS	9,10	REMOVE
14334	DECIDUOUS	8	REMOVE
14335	DECIDUOUS	9	REMOVE
14336	DECIDUOUS	15	REMOVE
14337	DECIDUOUS	10	REMOVE
14338	DECIDUOUS	11	REMOVE
14339	DECIDUOUS	9	REMOVE
14340	CONIFER	6	REMOVE
14341	DECIDUOUS	7,16	REMOVE
14342	DECIDUOUS	8	REMOVE
16036	DECIDUOUS	10	PRESERVE
16037	DECIDUOUS	7	PRESERVE
16038	DECIDUOUS	9,10,12	PRESERVE
16039	DECIDUOUS	12	PRESERVE
16040	DECIDUOUS	14	PRESERVE
16041	DECIDUOUS	11,14	PRESERVE
16042	DECIDUOUS	19	PRESERVE
16043	DECIDUOUS	11	PRESERVE
16044	DECIDUOUS	16	PRESERVE
16045	DECIDUOUS	14,18	PRESERVE
16051	CONIFER	40	PRESERVE
16052	DECIDUOUS	7	PRESERVE
16060	DECIDUOUS	14	PRESERVE
16061	DECIDUOUS	6	PRESERVE
16062	DECIDUOUS	6,6	PRESERVE
16063	DECIDUOUS	8,9	PRESERVE
16064	DECIDUOUS	6,8	PRESERVE
16065	DECIDUOUS	7	PRESERVE
16066	DECIDUOUS	9	PRESERVE
16067	DECIDUOUS	6	PRESERVE
16068	DECIDUOUS	6	REMOVE
16069	DECIDUOUS	6	REMOVE
16070	DECIDUOUS	7	PRESERVE
16071	DECIDUOUS	8	PRESERVE
16072	DECIDUOUS	8	PRESERVE
16073	DECIDUOUS	6	PRESERVE
16074	DECIDUOUS	7	PRESERVE
16075	DECIDUOUS	10	PRESERVE
16076	DECIDUOUS	9	PRESERVE
16077	DECIDUOUS	9	PRESERVE
16078	DECIDUOUS	6	PRESERVE
16079	DECIDUOUS	7	PRESERVE
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16081	DECIDUOUS	10	PRESERVE
16082	DECIDUOUS	11	PRESERVE
16083	DECIDUOUS	8	PRESERVE
16084	DECIDUOUS	6,9	PRESERVE
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16086	DECIDUOUS	8	PRESERVE
16087	DECIDUOUS	13	PRESERVE
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16089	DECIDUOUS	7	PRESERVE
16091	DECIDUOUS	12,15	PRESERVE
16092	DECIDUOUS	10	REMOVE
20000	CONIFER	30	REMOVE
20001	CONIFER	34	REMOVE
20002	CONIFER	20	REMOVE
20003	CONIFER	30	REMOVE
20004	CONIFER	14	REMOVE
20005	CONIFER	31	REMOVE
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20007	CONIFER	29	REMOVE
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20013	DECIDUOUS	13	REMOVE
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20016	DECIDUOUS	12	REMOVE
20017	DECIDUOUS	13	REMOVE
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20019	DECIDUOUS	17	REMOVE
20020	DECIDUOUS	12	REMOVE
20021	DECIDUOUS	19	REMOVE
20022	CONIFER	30	REMOVE
20023	DECIDUOUS	9	REMOVE
20024	DECIDUOUS	13	REMOVE
20025	DECIDUOUS	9	REMOVE
20026	DECIDUOUS	13	REMOVE
20027	DECIDUOUS	9,9	REMOVE
20028	CONIFER	23	REMOVE
20029	DECIDUOUS	10	REMOVE
20030	DECIDUOUS	13	REMOVE
20031	CONIFER	28	REMOVE
20032	CONIFER	18	REMOVE
20033	DECIDUOUS	13	REMOVE
20034	DECIDUOUS	12	REMOVE
20035	CONIFER	12	REMOVE
20036	CONIFER	19	REMOVE
20037	CONIFER	25	REMOVE
20038	CONIFER	21	REMOVE
20039	CONIFER	25	REMOVE
20040	CONIFER	28	REMOVE
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20044	DECIDUOUS	9	REMOVE
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20047	CONIFER	29	PRESERVE
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20053	CONIFER	22	REMOVE
20054	CONIFER	23	REMOVE
20055	CONIFER	34	REMOVE
20056	DECIDUOUS	8	PRESERVE
20057	DECIDUOUS	7	PRESERVE
20058	CONIFER	29	PRESERVE
20059	DECIDUOUS	8	PRESERVE
20061	DECIDUOUS	7	REMOVE
20062	DECIDUOUS	7	REMOVE
20063	CONIFER	7	REMOVE
20064	DECIDUOUS	10	REMOVE
20065	DECIDUOUS	8	REMOVE
20066	DECIDUOUS	13	REMOVE
20067	DECIDUOUS	13	REMOVE
20068	CONIFER	19	REMOVE
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20070	CONIFER	18	REMOVE
20071	CONIFER	28	REMOVE
20072	DECIDUOUS	7	REMOVE
20073	CONIFER	11	REMOVE
20074	DECIDUOUS	7	REMOVE
20075	CONIFER	33	REMOVE
20076	CONIFER	14	REMOVE
20077	CONIFER	34	REMOVE
20078	CONIFER	11	REMOVE
20079	CONIFER	32	REMOVE
20080	CONIFER	20	REMOVE
20082	DECIDUOUS	6,6	REMOVE
20083	CONIFER	20	REMOVE
20084	DECIDUOUS	9	REMOVE
20085	DECIDUOUS	5,10	REMOVE
20086	DECIDUOUS	7	REMOVE
20087	DECIDUOUS	7	REMOVE
20088	DECIDUOUS	6	REMOVE
20089	DECIDUOUS	7	REMOVE
20090	CONIFER	30	REMOVE
20091	DECIDUOUS	9	REMOVE
20092	DECIDUOUS	6	REMOVE
20093	DECIDUOUS	7	REMOVE
20094	DECIDUOUS	6	REMOVE
20095	DECIDUOUS	7	REMOVE
20096	CONIFER	17	REMOVE
20097	CONIFER	16	REMOVE
20098	DECIDUOUS	7	REMOVE
20099	DECIDUOUS	6	REMOVE
20100	CONIFER	6	REMOVE
20101	DECIDUOUS	8	REMOVE
20102	DECIDUOUS	8	REMOVE
20103	DECIDUOUS	8	REMOVE
20104	CONIFER	22	REMOVE
20105	DECIDUOUS	7	REMOVE
20106	DECIDUOUS	25	REMOVE
20107	CONIFER	14	REMOVE
20108	DECIDUOUS	6	REMOVE
20109	DECIDUOUS	6	REMOVE
20110	DECIDUOUS	8	REMOVE
20111	DECIDUOUS	17	REMOVE
20112	DECIDUOUS	6	REMOVE
20113	DECIDUOUS	8	REMOVE
20115	DECIDUOUS	8	REMOVE
20116	DECIDUOUS	9	REMOVE
20117	DECIDUOUS	6	REMOVE
20118	DECIDUOUS	12	REMOVE
20119	DECIDUOUS	6	REMOVE
20120	DECIDUOUS	11,11	REMOVE
20122	DECIDUOUS	8	REMOVE
20123	DECIDUOUS	6	REMOVE
20124	DECIDUOUS	7,10,13	REMOVE
20125	DECIDUOUS	8,9	REMOVE
20126	DECIDUOUS	9,10,10	REMOVE
20127	DECIDUOUS	9,9,11	REMOVE
20128	DECIDUOUS	7	REMOVE
20129	CONIFER	8	REMOVE
20130	DECIDUOUS	7	REMOVE
20131	DECIDUOUS	10	REMOVE
20132	DECIDUOUS	7	REMOVE
20133	CONIFER	6	REMOVE
20134	DECIDUOUS	7	REMOVE
20135	DECIDUOUS	8	REMOVE
20136	DECIDUOUS	7	REMOVE
20137	DECIDUOUS	8,8,10	REMOVE
20138	DECIDUOUS	6	REMOVE
20139	DECIDUOUS	7	REMOVE

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McKAY CREEK CROSSING

NORTH PLAINS OREGON

TAX LOT 1601 WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY TREE INVENTORY

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED

DATE: 11-06-2014

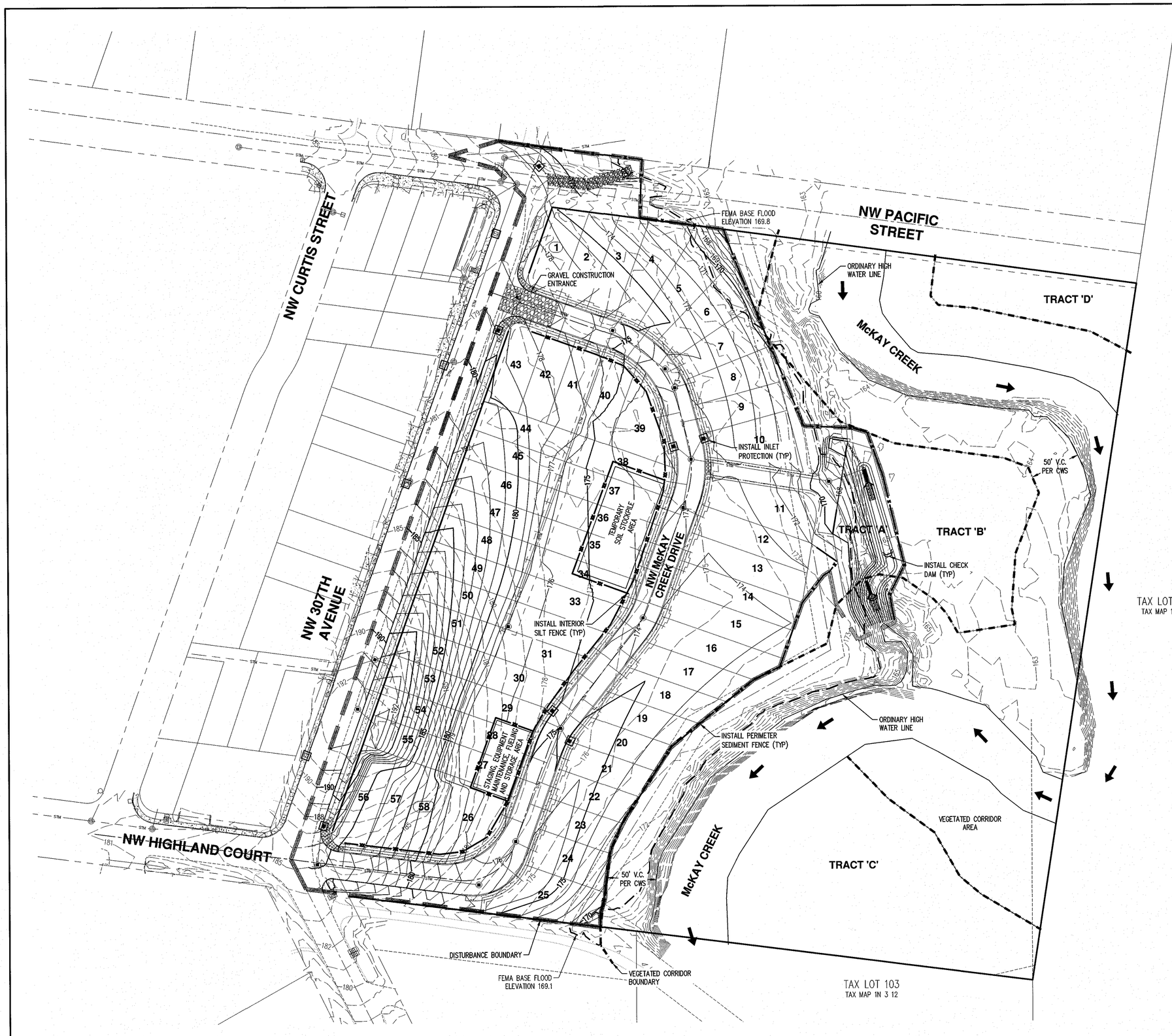
REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — OREGON — ALEXANDER H. HURLEY

RENEWAL DATE: 6/30/15

REVISIONS

JOB NUMBER
4094

SHEET
P06



LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT) — 180
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT) — 180
- DISTURBED AREA
- PERIMETER SEDIMENT FENCE
- INTERIOR SILT FENCE
- INLET PROTECTION
- OUTLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE
- CHECK DAM

SCALE 1" = 50 FEET

50 0 20 30 40 50

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McKAY CREEK CROSSING

NORTH PLAINS — OREGON

TAX LOT 1601 — WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED

DATE: 11-06-2014

REGISTERED PROFESSIONAL ENGINEER — OREGON — ALEXANDER H. HURLEY — PRELIMINARY NOT FOR CONSTRUCTION

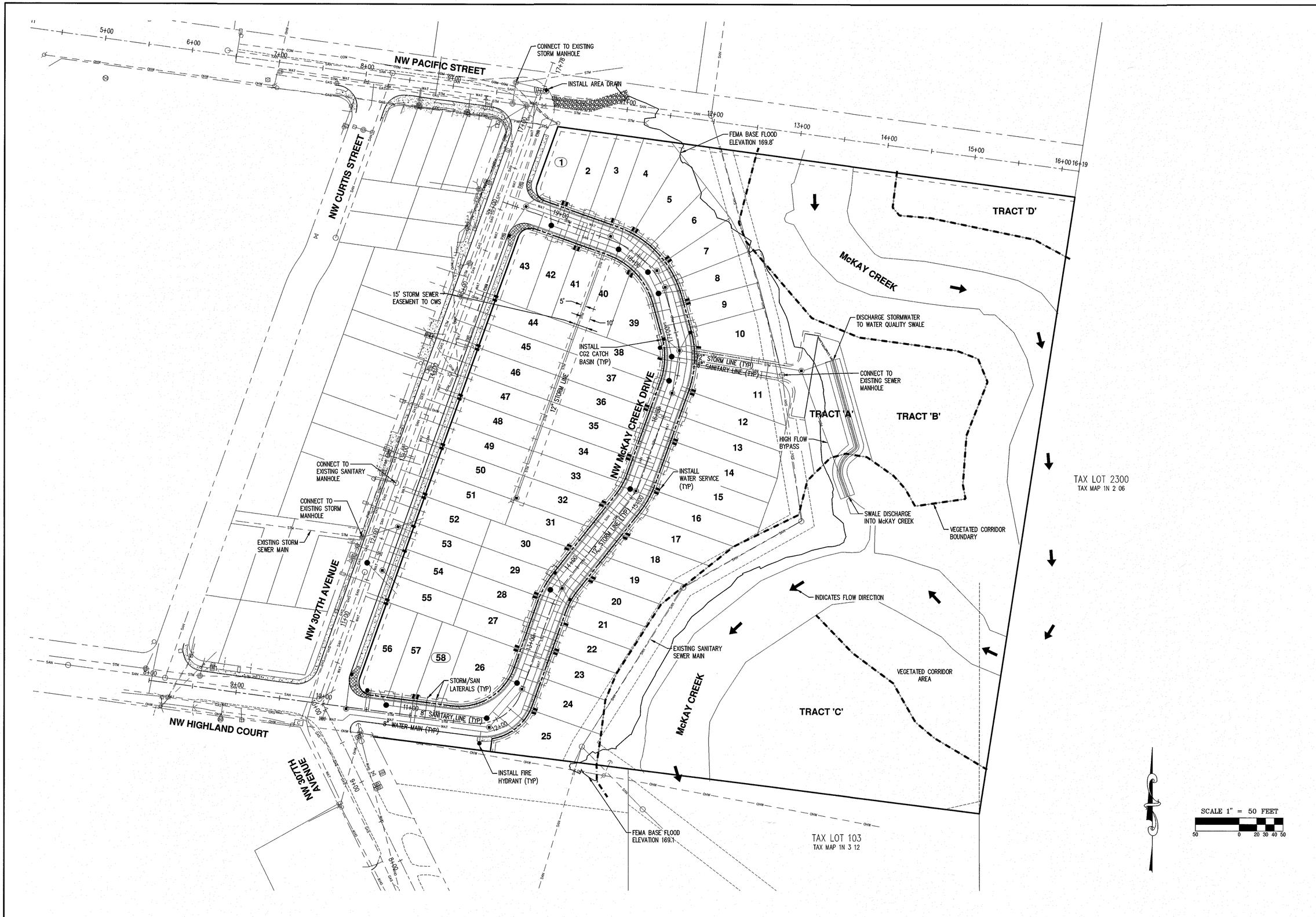
RENEWAL DATE: 6/30/15

REVISIONS

JOB NUMBER
4094

SHEET
P07

AKS DRAWING FILE: P1-07 GRADING PLAN.DWG | LAYOUT: P07



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McKAY CREEK CROSSING

NORTH PLAINS OREGON
TAX LOT 1601 WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY COMPOSITE UTILITY PLAN

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED

DATE: 11-06-2014

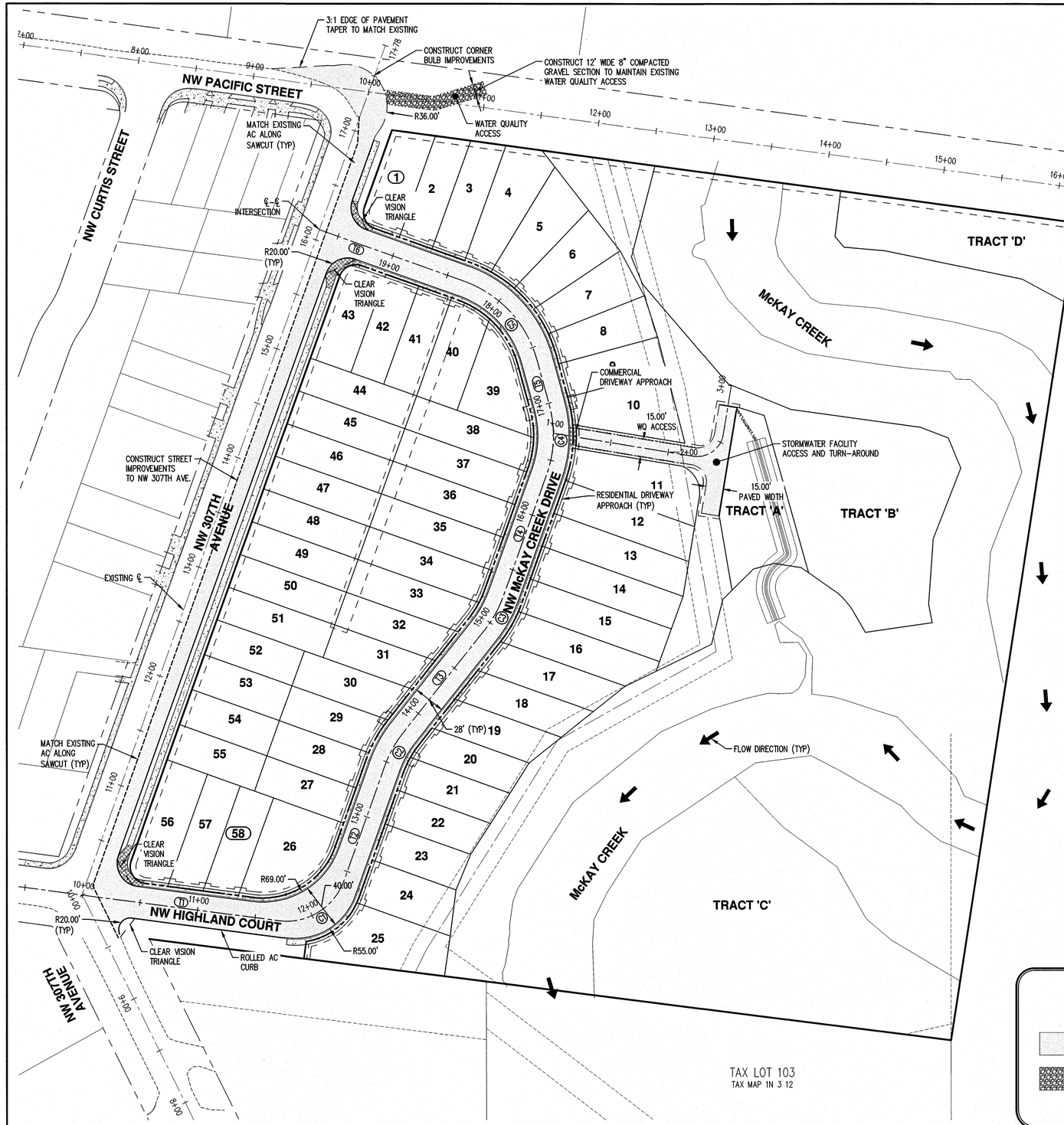
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
ALEXANDER H. HURLEY
RENEWAL DATE: 6/30/15

REVISIONS

JOB NUMBER
4094

SHEET
P08

AKS DRAWING FILE: P1-08 PRELIMINARY COMPOSITE UTILITY PLAN.DWG | LAYOUT: P08



NW HIGHLAND COURT/NW McKAY CREEK DRIVE						
CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
T1	10+00.00		170.07'			S82°32'52"E
C1	11+70.07	53.00'	71.96'	77°47'48"	66.56	N58°33'13.98"E
T2	12+42.03		103.96'			N19°39'20"E
C2	13+46.00	100.00'	32.69'	18°43'57"	32.55	N29°01'18.63"E
T3	13+78.69		113.50'			N38°23'17"E
C3	14+92.19	100.00'	32.69'	18°43'57"	32.55	N29°01'18.63"E
T4	15+24.89		112.34'			N19°39'20"E
C4	16+37.23	100.00'	60.86'	34°52'19"	59.93	N02°13'10.65"E
T5	16+98.09		40.53'			N15°12'59"W
C5	17+38.62	100.00'	96.22'	55°07'41"	92.55	N42°46'49.35"W
T6	18+34.84		173.83'			N70°20'40"W

LEGEND

- NEW AC PAVEMENT PER TYPICAL SECTION
- NEW GRAVEL PER TYPICAL SECTION
- CONCRETE SIDEWALK TO BE CONSTRUCTED BY HOME BUILDER
- CONCRETE SIDEWALK TO BE CONSTRUCTED BY CONTRACTOR

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McKAY CREEK CROSSING

NORTH PLAINS OREGON

TAX LOT 1601 WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY STREET PLAN

DESIGNED BY: PAS
DRAWN BY: SDL
CHECKED BY: AHH
SCALE: AS NOTED
DATE: 11-06-2014

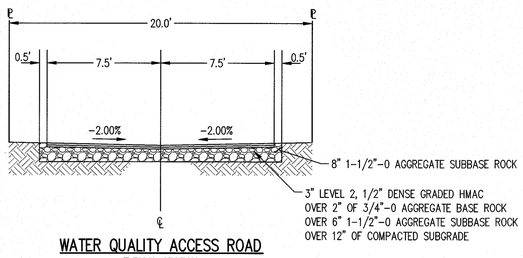
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
ALEXANDER H. HURLEY
RENEWAL DATE: 6/30/15

REVISIONS

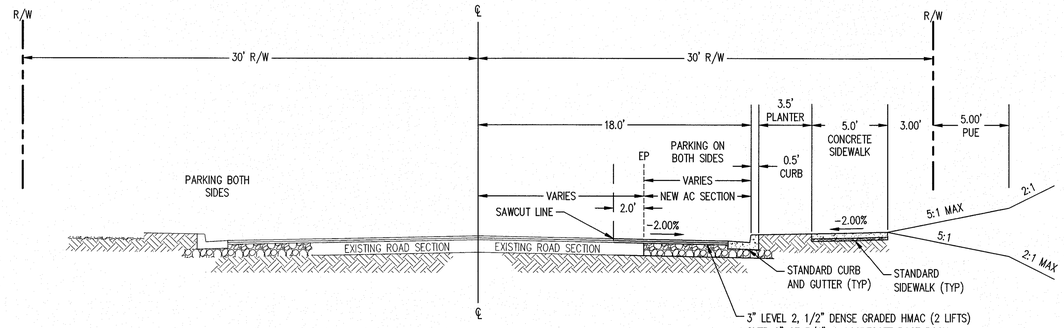
JOB NUMBER
4094

SHEET
P09

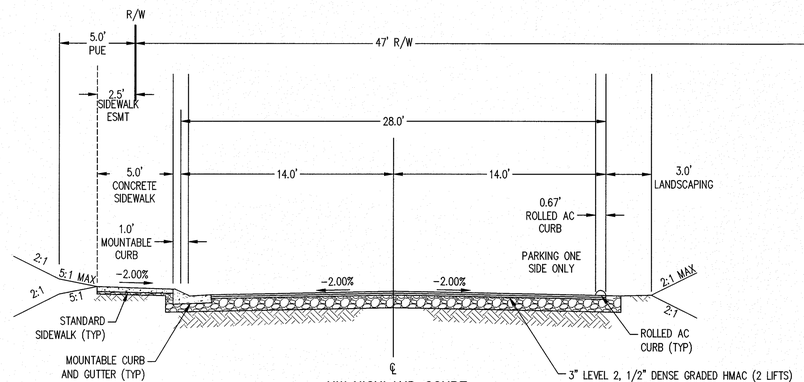
AKS DRAWING FILE: P1-09 STREET.DWG | LAYOUT: P09



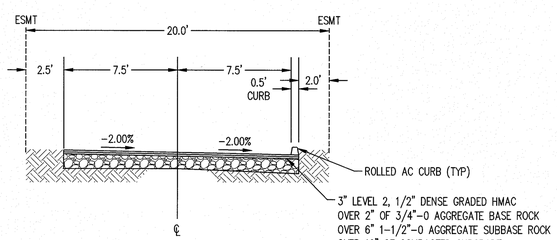
WATER QUALITY ACCESS ROAD
TYPICAL SECTION
(STA 1+19.78 – STA 2+09.27)
1" = 5'



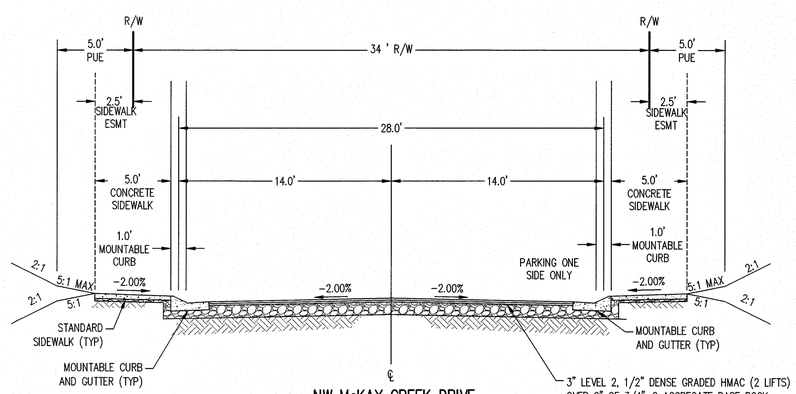
NW 307TH AVENUE
TYPICAL SECTION
(STA 9+53.27 – STA 16+97.94)
1" = 5'



NW HIGHLAND COURT
TYPICAL SECTION
(STA 10+00 – STA 11+77.68)
1" = 5'



WATER QUALITY ACCESS ROAD
TYPICAL SECTION
(STA 2+62.12 – STA 3+03.62)
1" = 5'



NW McKAY CREEK DRIVE
TYPICAL SECTION
(STA 11+77.68 – STA 19+54.40)
1" = 5'

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McKAY CREEK CROSSING

NORTH PLAINS OREGON
TAX LOT 1601 WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY STREET CROSS SECTIONS

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED

DATE: 11-06-2014

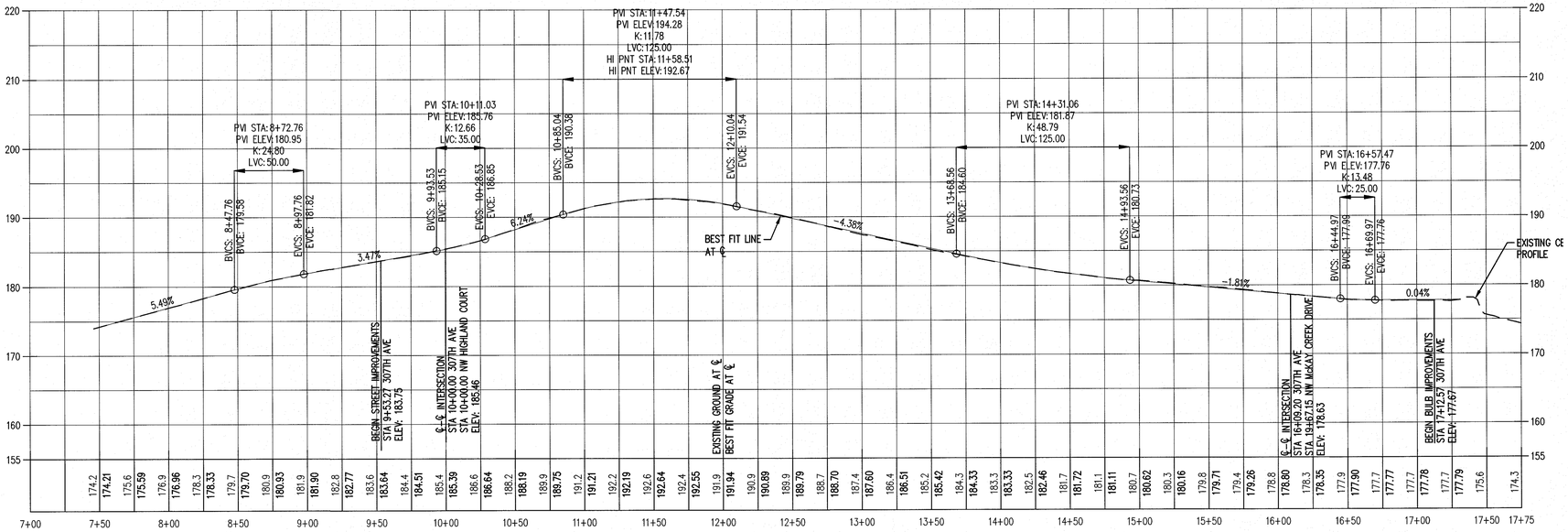
REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 22, 2013
ALEXANDER H. HURLEY
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/15

REVISIONS

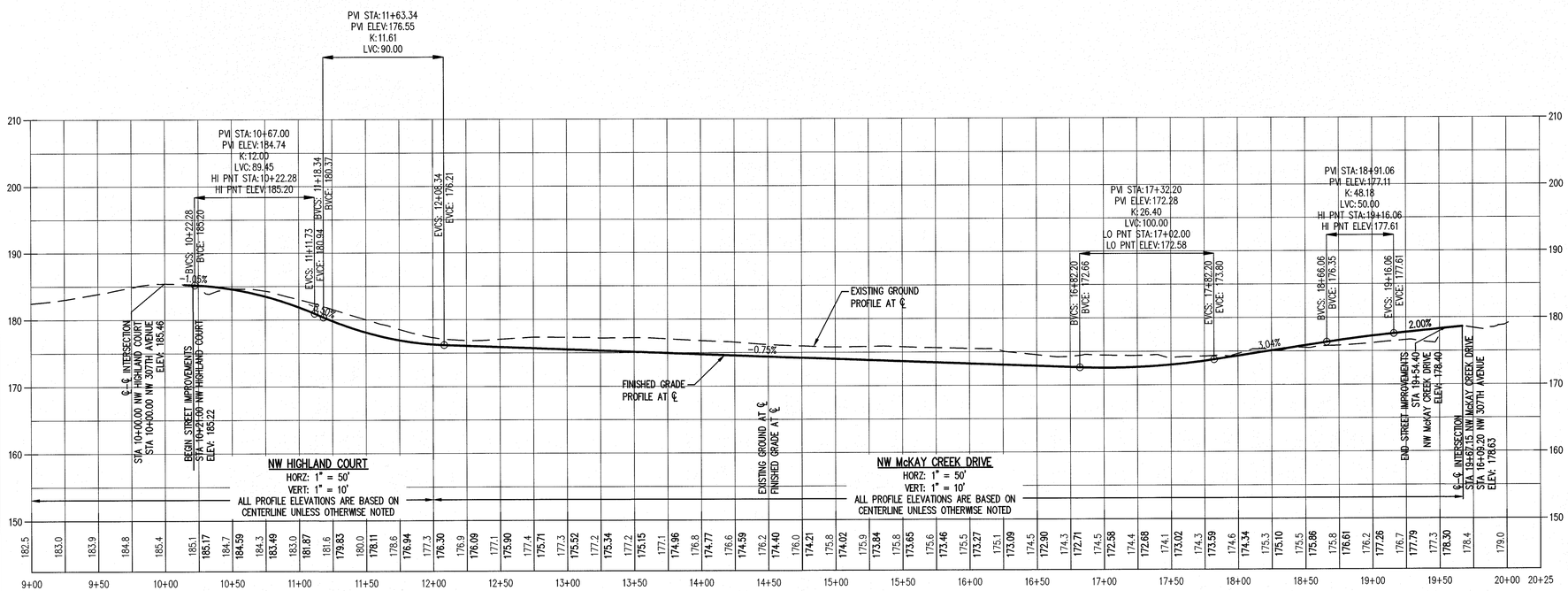
JOB NUMBER
4094

SHEET
P10

AKS DRAWING FILE: P1-10 STREET SECTIONS.DWG | LAYOUT: P10

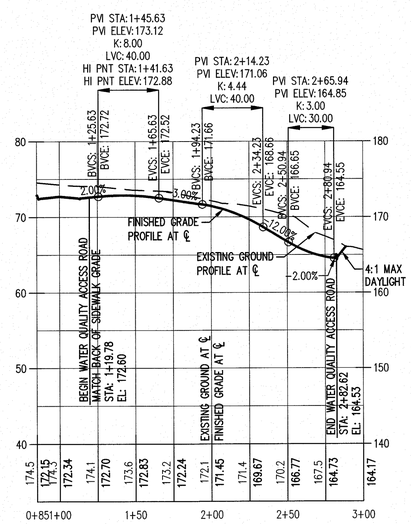


NW 307TH AVENUE
HORZ: 1" = 50'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED



NW HIGHLAND COURT
HORZ: 1" = 50'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED

NW McKAY CREEK DRIVE
HORZ: 1" = 50'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED



WATER QUALITY ACCESS ROAD
HORZ: 1" = 50'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED

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McKAY CREEK CROSSING

NORTH PLAINS — OREGON

TAX LOT 1601 — WASHINGTON COUNTY TAX MAP 1N 3 01DD

PRELIMINARY STREET PROFILES

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED
DATE: 11-06-2014	

REGISTERED PROFESSIONAL ENGINEER — OREGON — ALEXANDER H. HURLEY — RENEWAL DATE: 6/30/15 — NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER
4094

SHEET
P11

AKS DRAWING FILE: P1-11 STREET PROFILES.DWG | LAYOUT: P11

LEGEND

EXISTING VEHICLE CIRCULATION	
EXISTING PEDESTRIAN CIRCULATION	
PROPOSED VEHICLE CIRCULATION	
PROPOSED PEDESTRIAN CIRCULATION	

SCALE 1" = 50 FEET

50 0 20 30 40 50

AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN RD
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TUALATIN, OR 97062
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ENGINEERING · PLANNING · SURVEYING
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McKAY CREEK CROSSING

NORTH PLAINS OREGON
TAX LOT 1601
WASHINGTON COUNTY TAX MAP 1N 3 01DD

CONCEPTUAL FUTURE CIRCULATION PLAN

DESIGNED BY:	PAS
DRAWN BY:	SDL
CHECKED BY:	AHH
SCALE:	AS NOTED

DATE: 11-06-2014

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
ALEXANDER H. HURLEY
RENEWAL DATE: 6/30/15

REVISIONS

JOB NUMBER
4094

SHEET
P12

AKS DRAWING FILE: P1-12 CONCEPTUAL FUTURE CIRCULATION PLAN.DWG | LAYOUT: P12