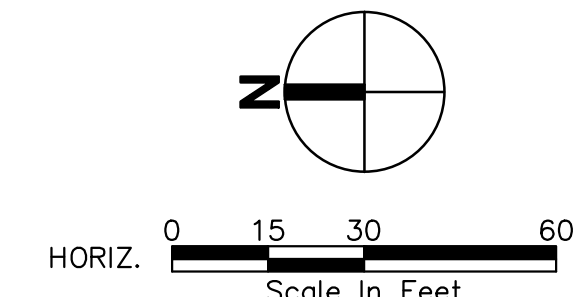
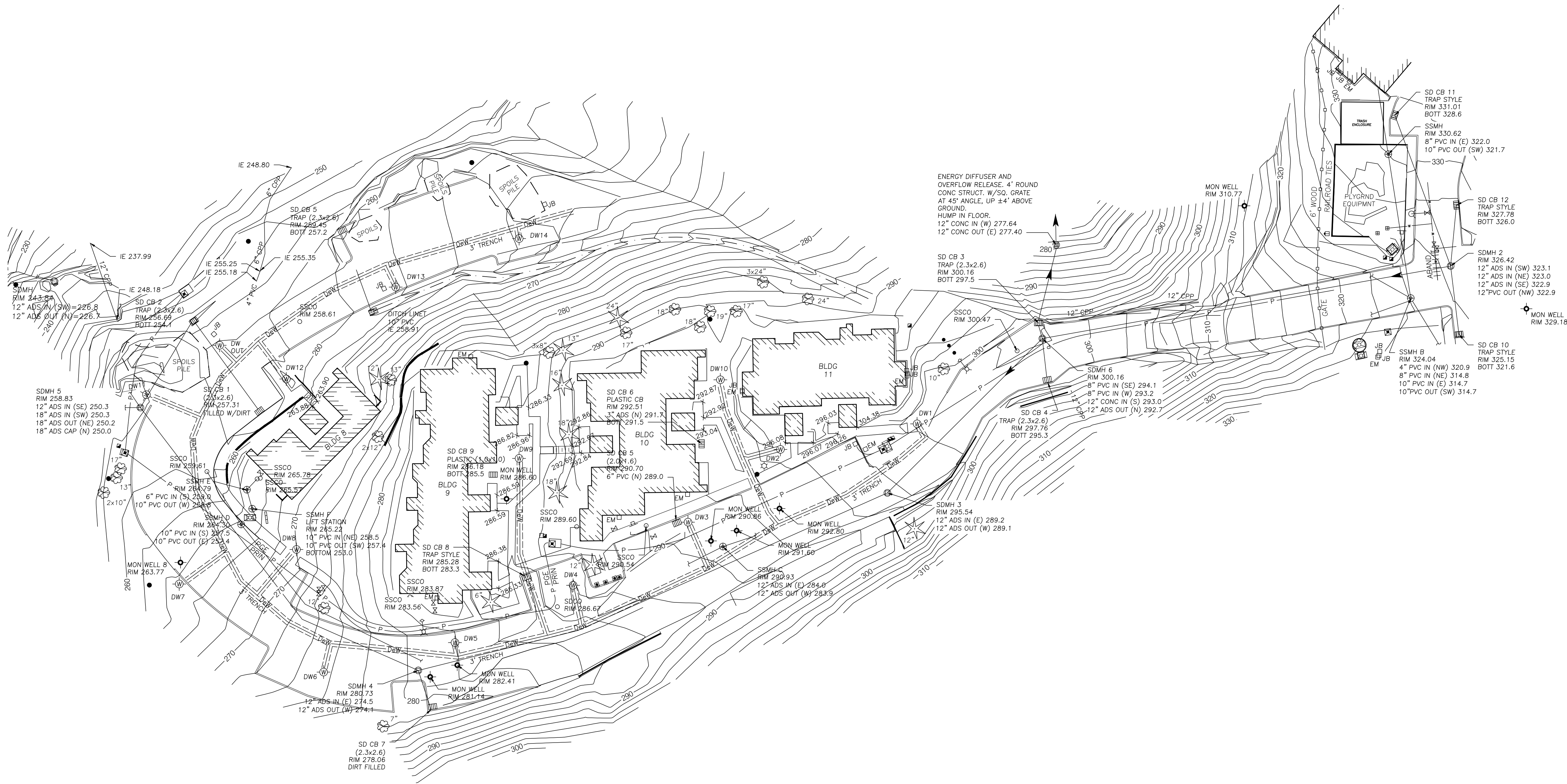


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 USER NAME: MARK AASLAND
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[illegible]

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REGISTERED PROFESSIONAL
ENGINEER
19309
STATE OF OREGON
JULY 15, 1997
JOSEPH A. STURTEVANT
EXPIRES: 6/30/20

RJL HOLDINGS, LLC

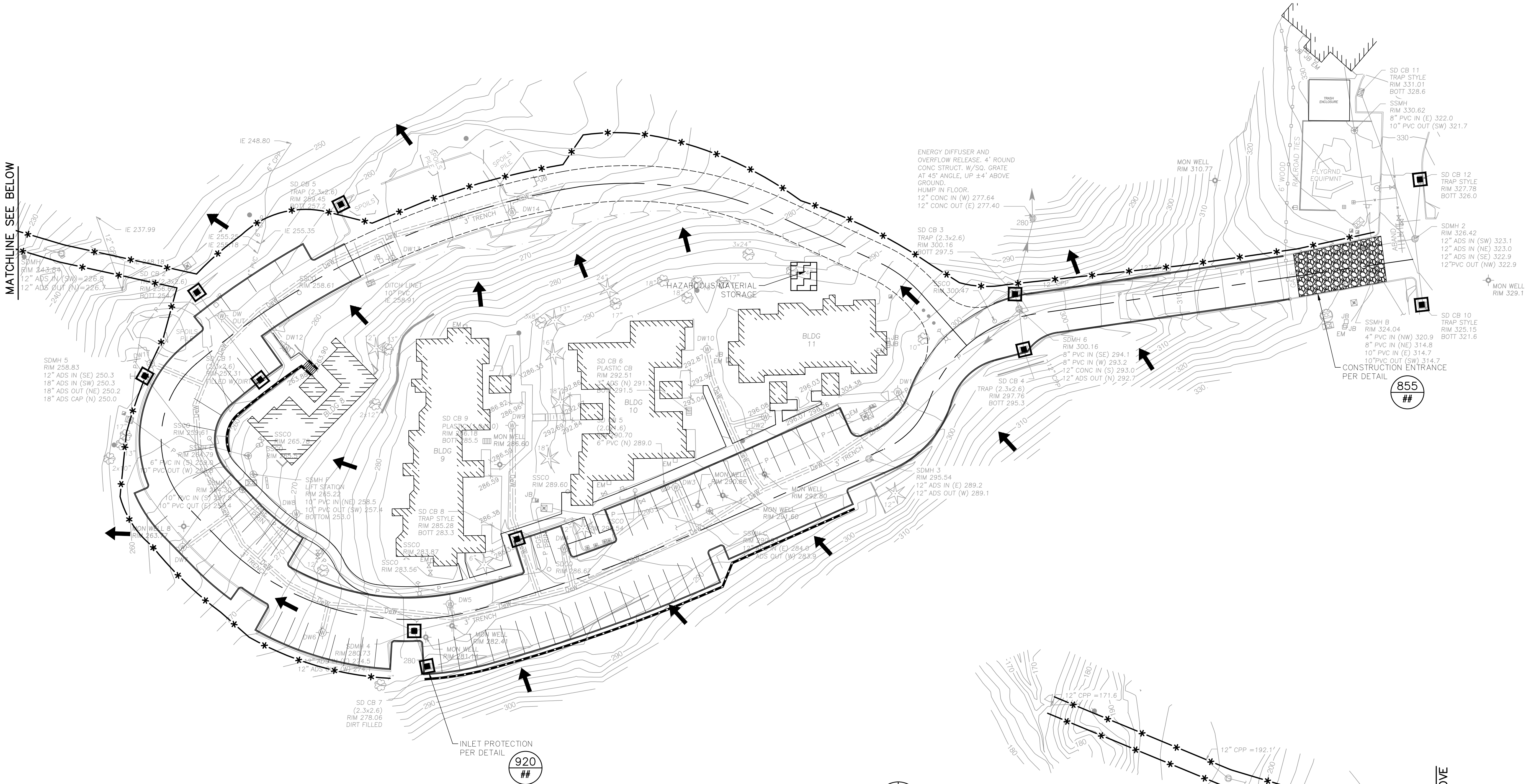
14155 BEAVERCREEK RD
OREGON CITY, OR 97045
(949) 278-5670

**FOREST EDGE
APARTMENTS**

EXISTING CONDITIONS

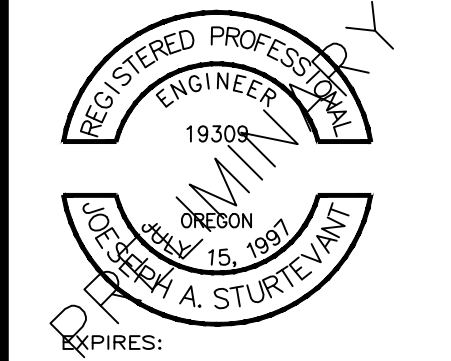
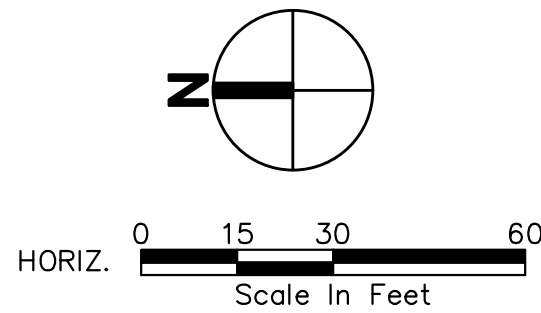
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JOB NUMBER 18870.00	
DWG NAME: P18870 EC	
SHEET C2	OF 9

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PLOT TIME: 9/13/2019 3:28 PM
USER NAME: MARK AASLAND
XREF FILES: SURVEY_PACE_36x24.DWG



**GRADING AND EROSION /
SEDIMENT CONTROL LEGEND**

- | | | | |
|--|----------------------------------|--|----------------------------|
| | SEDIMENT FENCE/ SEDIMENT BARRIER | | INLET PROTECTION |
| | CONSTRUCTION FENCE 48\"/> | | CONCRETE WASH AREA |
| | STRAW BALES | | FLOW DIRECTION |
| | PLASTIC SHEETING | | HAZARDOUS MATERIAL STORAGE |
| | CONSTRUCTION ENTRANCE | | |



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**FOREST EDGE
APARTMENTS**
EROSION CONTROL

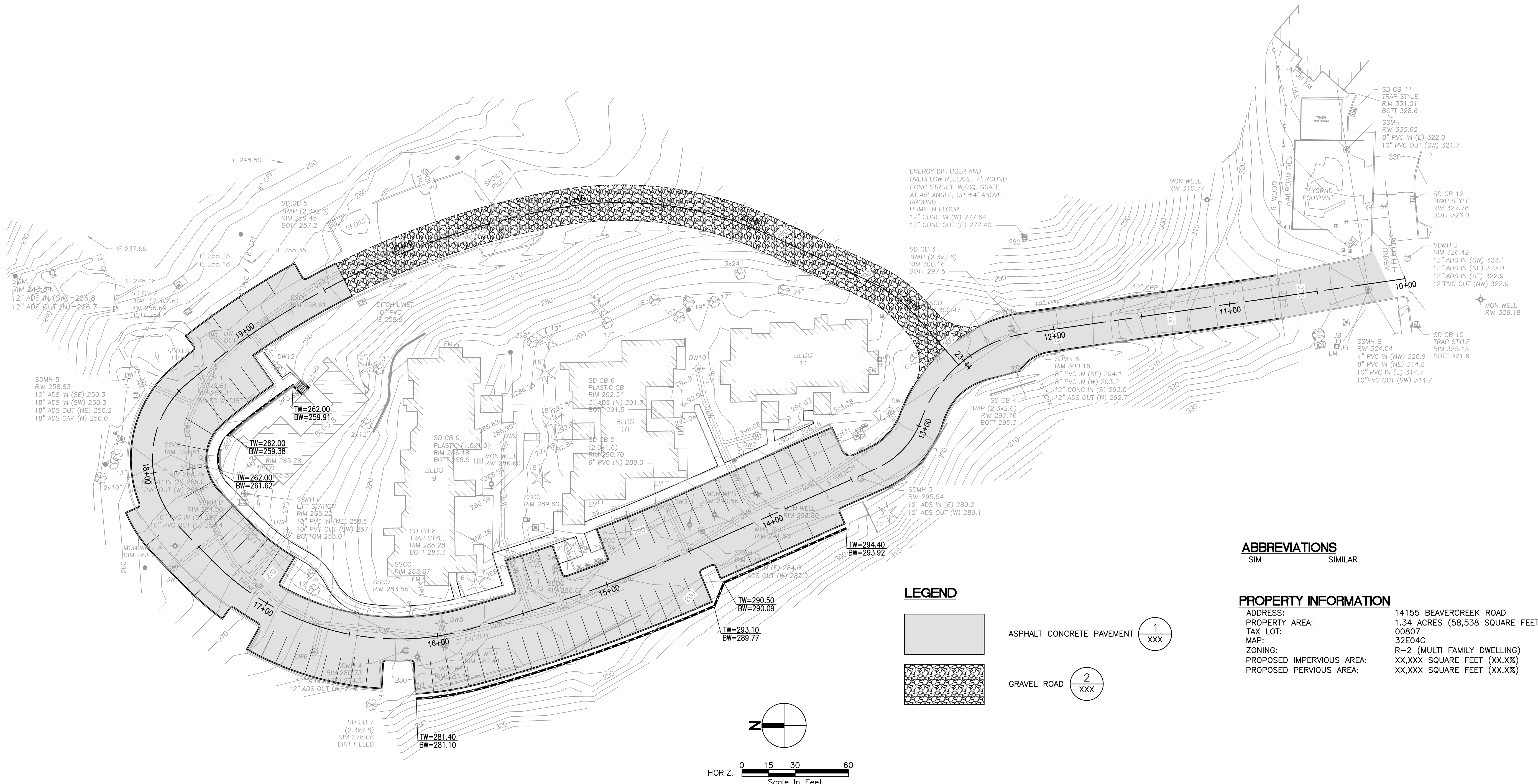
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SHEET C3	OF 9

DATE

REVISION

SYM

FILE NAME: P:\P18\18870 - RUL HOLDINGS - FOREST EDGE APARTMENTS\CAD\ENGINEERING\SHEETS\P18870 SITE.DWG
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 XREF FILES: PAGE34XZ;



ABBREVIATIONS

SIM SIMILAR

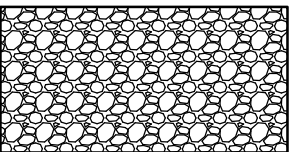
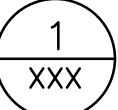
PROPERTY INFORMATION

ADDRESS: 14155 BEAVERCREEK ROAD
PROPERTY AREA: 1.34 ACRES (58,538 SQUARE FEET)
TAX LOT: 00807
MAP: 32E04C
ZONING: R-2 (MULTI FAMILY DWELLING)
PROPOSED IMPERVIOUS AREA: XX,XXX SQUARE FEET (XX.X%)
PROPOSED PERVIOUS AREA: XX,XXX SQUARE FEET (XX.X%)

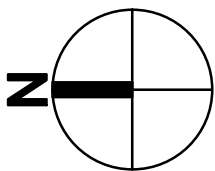
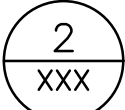
LEGEND



ASPHALT CONCRETE PAVEMENT



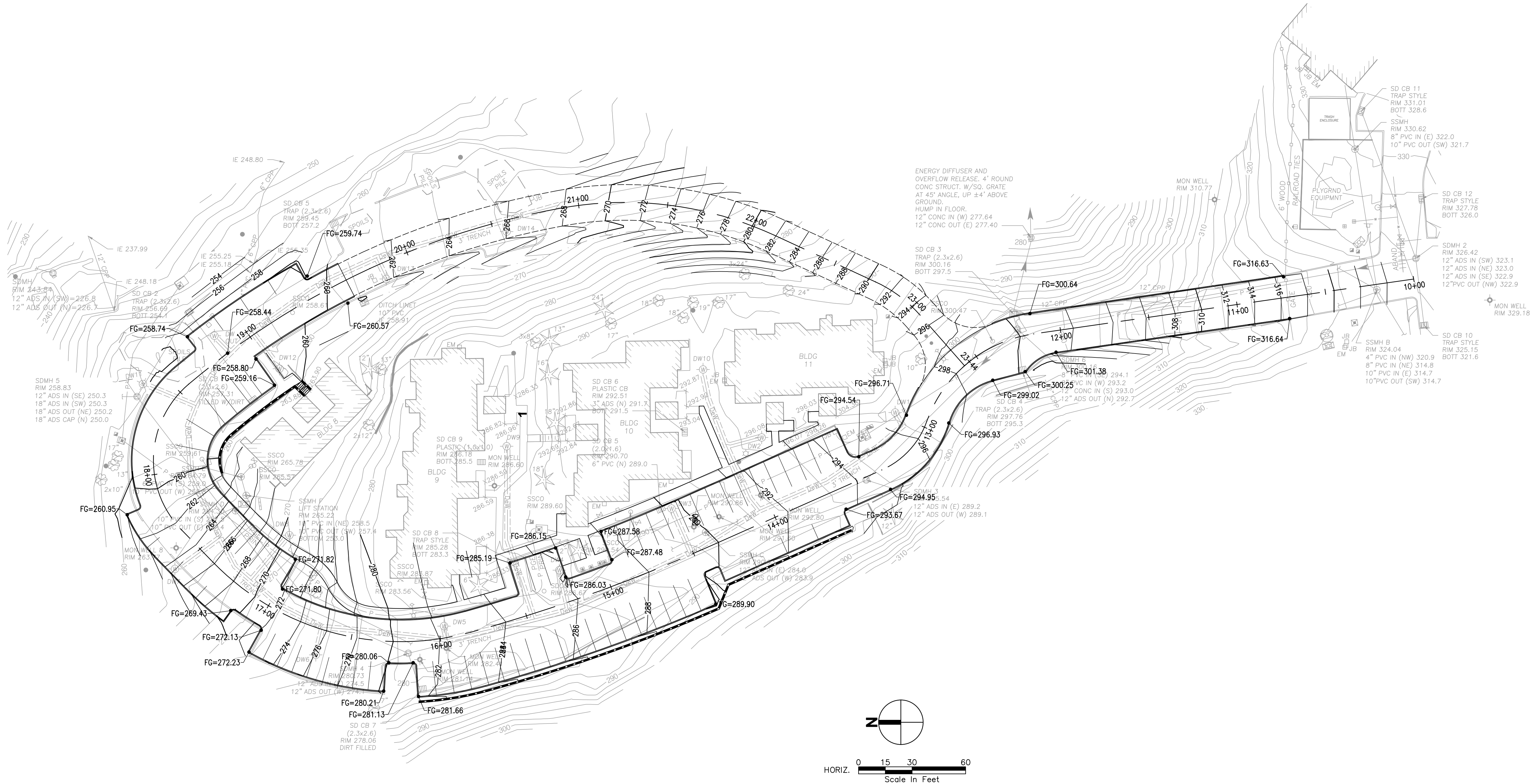
GRAVEL ROAD



HORIZ.  Scale In Feet

[illegible]

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XREF FILES: PACE34X22

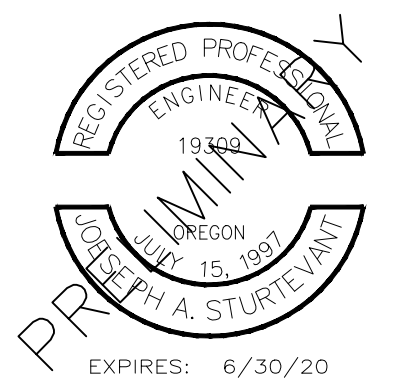


SITE GRADING QUANTITIES

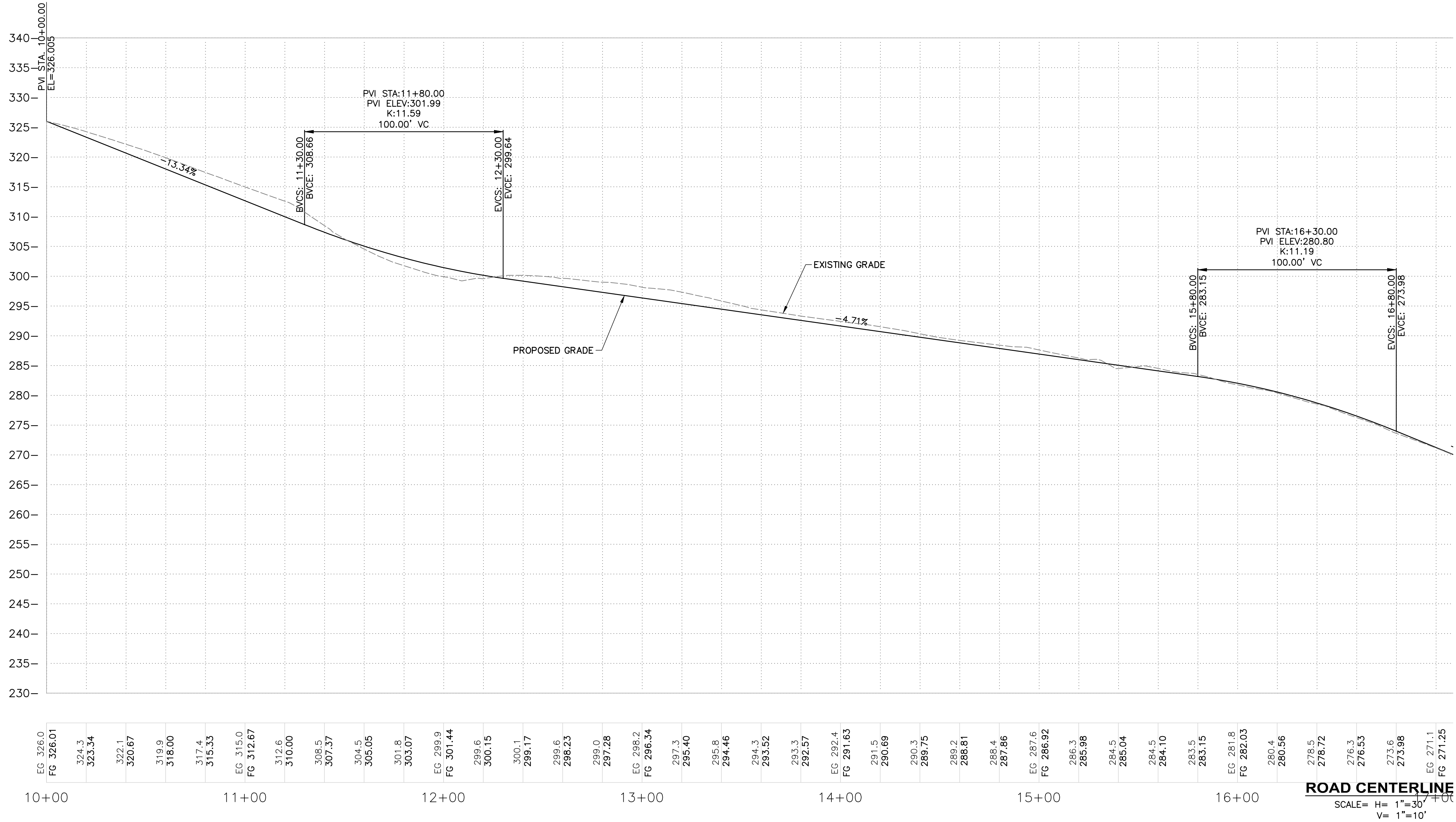
TOTAL VOL. OF CUT = 1,542 BCY
TOTAL VOL. OF FILL = 741 BCY

VOLUMES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL PERFORM HIS OWN TAKE-OFFS FOR PURPOSES OF BIDDING.

SPOT ELEVATIONS SHOWN REPRESENT PROPOSED FINISHED GRADE AT BOTTOM OF CURB. TOP OF CURB IS 0.5' ABOVE FINISHED GRADE UNLESS NOTED OTHERWISE.

DATE	
SYN	
REVISION	
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 An Engineering Services Company 4500 Kruse Way, Suite 250 Lake Oswego, OR 97035 p. 503.597.3222 f. 503.597.7655 Civil Structural Planning Survey paceengr.com	
 EXPIRES: 6/30/20	
RUL HOLDINGS, LLC 14155 BEAVERCREEK RD OREGON CITY, OR 97045 (949) 278-5670	
FOREST EDGE APARTMENTS GRADING PLAN	
SCALE: 1"=30'	DATE: JUL 2019
DESIGNED BY: JS	CHECKED BY: JS
JOB NUMBER 18870.00	
DWG NAME: P18870 GD	
SHEET C5 OF 9	

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PLOT TIME: 7/3/2019 3:33 PM
USER NAME: MARK AASLAND
XREF FILES: SURVEY_PACE_36X24.DWG



DATE: JUL 2019	
DESIGNED BY: JS	
CHECKED BY: JS	
JOB NUMBER: 18870.00	
DWG NAME: P18870 PRO	
SHEET C6 OF 9	

FOREST EDGE APARTMENTS

ROAD, STORM & SANITARY SEWER PROFILE

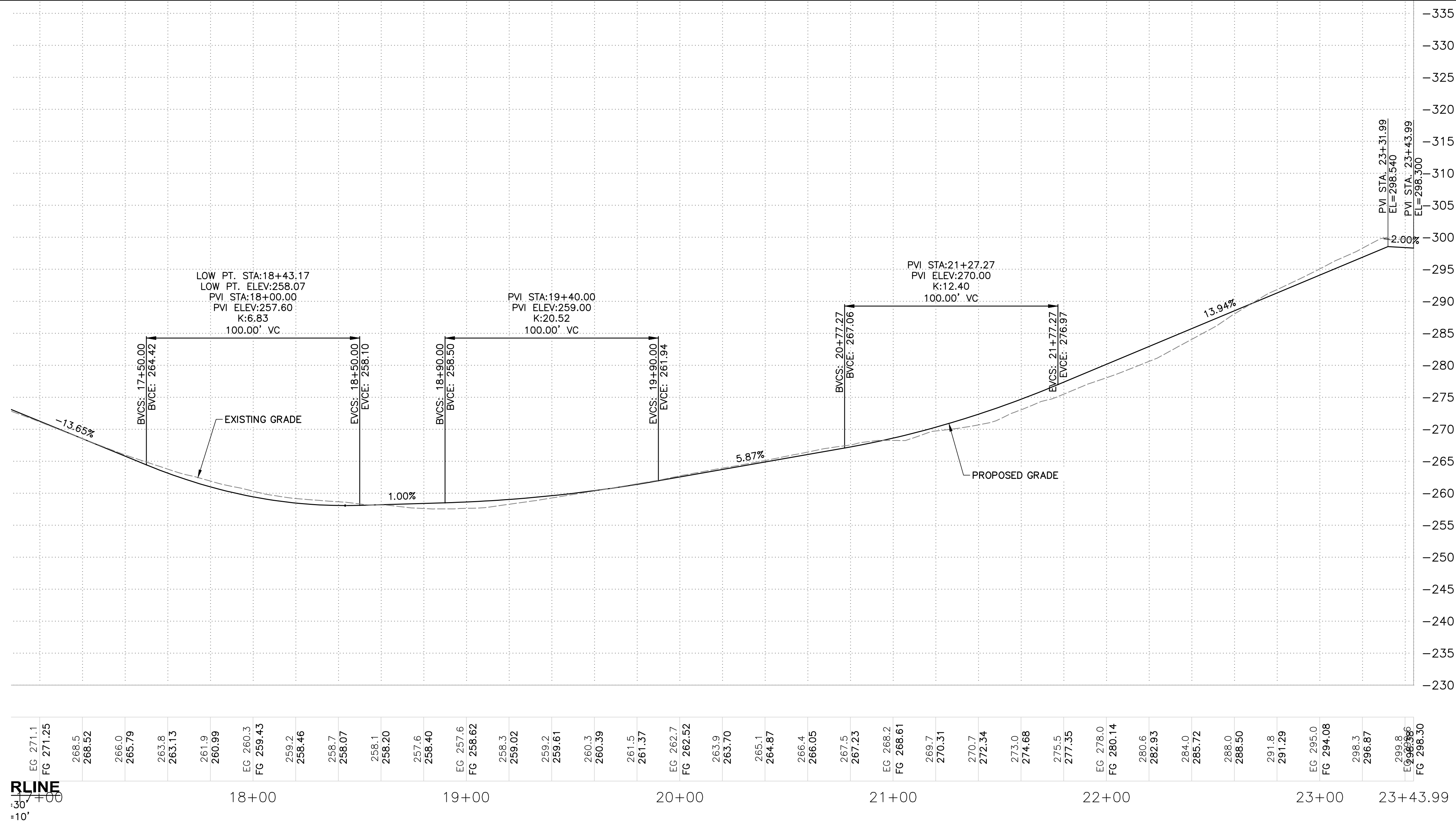
RUL HOLDINGS, LLC

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Lake Oswego, OR 97035
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REGISTERED PROFESSIONAL ENGINEER
PROJECT: H. A. STURTEVANT
OREGON
EXPIRES: 6/30/20

FILE NAME: P:\P18\18870 - RUL HOLDINGS - FOREST EDGE APARTMENTS\CAD\ENGINEERING\SHEETS\P18870 PRO.DWG
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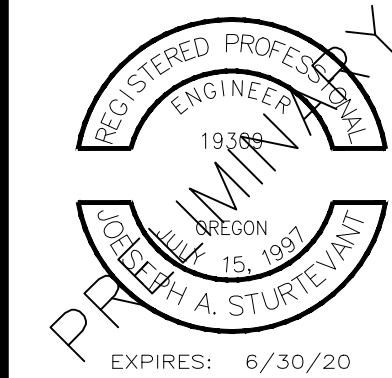


**FOREST EDGE
APARTMENTS**

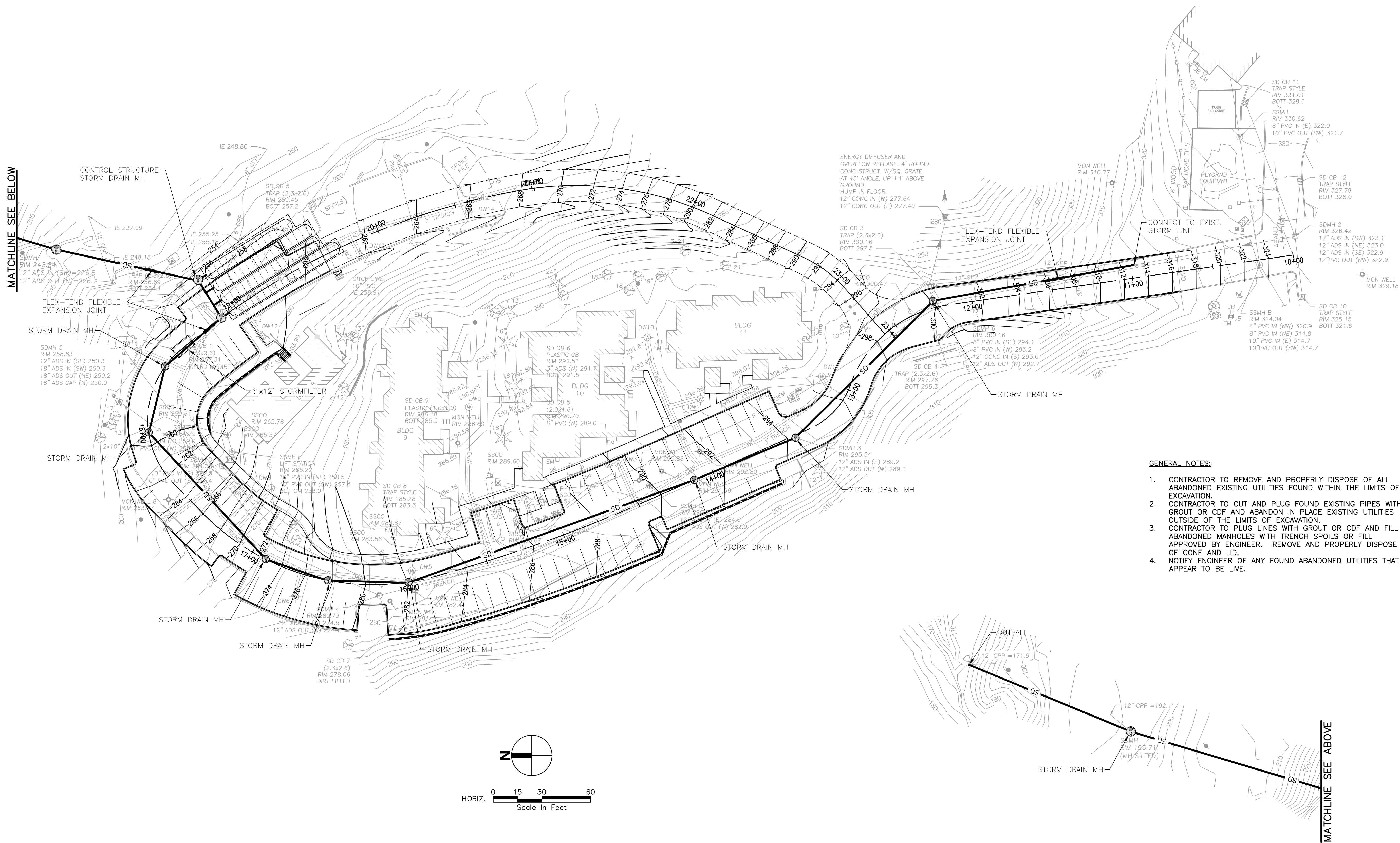
ROAD, STORM & SANITARY SEWER
PROFILE

RJL HOLDINGS, LLC

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OREGON CITY, OR 97045
(949) 278-5670

[illegible]

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 XREF FILES: PAGE34X22.

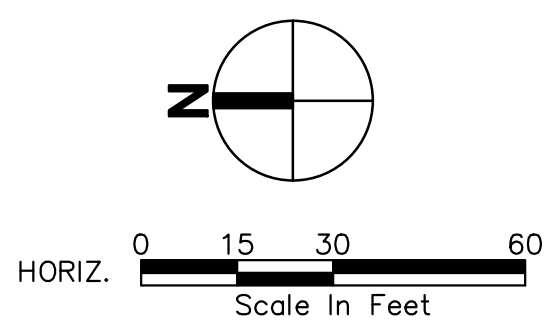


GENERAL NOTES:

1. CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF ALL ABANDONED EXISTING UTILITIES FOUND WITHIN THE LIMITS OF EXCAVATION.
2. CONTRACTOR TO CUT AND PLUG FOUND EXISTING PIPES WITH GROUT OR CDF AND ABANDON IN PLACE EXISTING UTILITIES OUTSIDE OF THE LIMITS OF EXCAVATION.
3. CONTRACTOR TO PLUG LINES WITH GROUT OR CDF AND FILL ABANDONED MANHOLES WITH TRENCH SPOILS OR FILL APPROVED BY ENGINEER. REMOVE AND PROPERLY DISPOSE OF EXCESS GROUT AND CDF.
4. NOTIFY ENGINEER OF ANY FOUND ABANDONED UTILITIES THAT APPEAR TO BE LIVE.

MATCHLINE SEE ABOVE

FOREST EDGE APARTMENTS STORM DRAINAGE PLAN		RJL HOLDINGS, LLC 14155 BEAVERCREEK RD OREGON CITY, OR 97045 (949) 278-5670		PACE An Engineering Services Company 4500 Kruse Way, Suite 250 Lake Oswego, OR 97035 p. 503.597.3222 f. 503.597.7655 Civil Structural Planning Survey paceengr.com		DATE
SCALE: 1"=30'		DATE: JUL 2019		DESIGNED BY: JS		REVISION
JOB NUMBER 18870.00		DWG NAME: P18870 SD		SHEET C8 OF 9		SYM

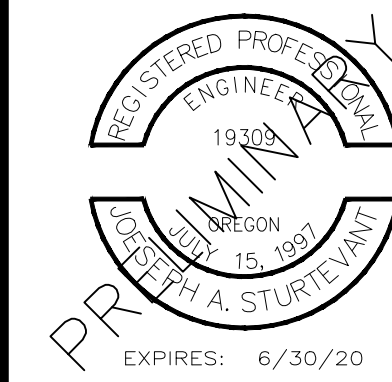


- GENERAL NOTES:
1. CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF ALL ABANDONED EXISTING UTILITIES FOUND WITHIN THE LIMITS OF EXCAVATION.
 2. CONTRACTOR TO CUT AND PLUG FOUND EXISTING PIPES WITH GROUT OR CDF AND ABANDON IN PLACE EXISTING UTILITIES OUTSIDE OF THE LIMITS OF EXCAVATION.
 3. CONTRACTOR TO PLUG LINES WITH GROUT OR CDF AND FILL ABANDONED MANHOLES WITH TRENCH SPOILS OR FILL APPROVED BY ENGINEER. REMOVE AND PROPERLY DISPOSE OF CONE AND LID.
 4. NOTIFY ENGINEER OF ANY FOUND ABANDONED UTILITIES THAT APPEAR TO BE LIVE.

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**FOREST EDGE
APARTMENTS**

SCALE: 1"=30'	DATE: JUL 2019
DESIGNED BY: JS	CHECKED BY: JS
JOB NUMBER 18870.00	
DWG NAME: P18870 WA	
SHEET C9	OF 9

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USER NAME: WAD@KASLAND
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