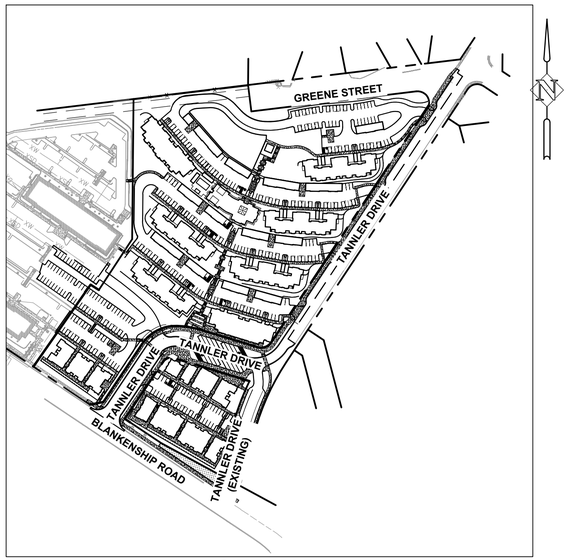
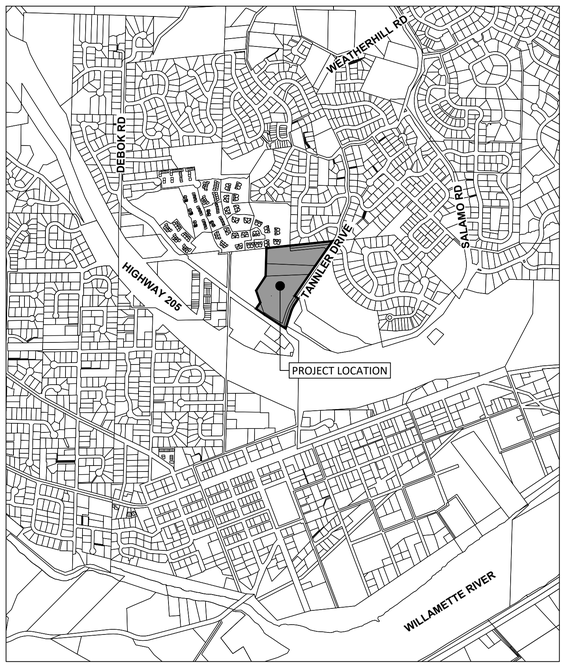
MODERA WEST LINN

2410 - 2444 TANNLER DRIVE, WEST LINN, OREGON 97068



SITE MAP
SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" =1000'

OWNER/APPLICANT

TANNLER HOLDINGS, LLC
1800 BLANKENSHIP ROAD, SUITE 325
WEST LINN, OREGON 97068
CONTACT: JEFF PARKER
EMAIL: JEFF@BLACKHAWKD.COM

CIVIL ENGINEER

HARPER HOUF PETERSON RIGHELLIS, INC.
530 CENTER ST NE, SUITE 240
SALEM, OREGON 97202
503-365-1131
CONTACT: RYAN MOSHER, P.E.
EMAIL: RYANM@HHPR.COM

ARCHITECT

HILL ARCHITECTS
1750 BLANKENSHIP ROAD, SUITE 400
WEST LINN, OREGON 97068
503-305-8033
CONTACT: LLOYD HILL, AIA
EMAIL: LLOYD.HILL@HILLARCHITECTS.COM

LAND USE PLANNER

HARPER HOUF PETERSON RIGHELLIS, INC.
205 SE SPOKANE STREET, SUITE 200
PORTLAND, OREGON 97202
503-221-1131
PLANNING CONTACT: BRAD KILBY, AICP
EMAIL: BRADK@HHPR.COM

TAX LOT INFORMATION

TAX LOTS 4100, 102, AND 200 TAX MAP 21E35C (11.36 ACRES)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EASST, WILLAMETTE MERIDIAN,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

ATTENTION EXCAVATORS

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

LIST OF ABBREVIATIONS

EL	ELEVATION
LT	LEFT
RT	RIGHT
CB	CATCH BASIN
MH	MANHOLE
EP	EDGE OF PAVEMENT
CL, C/L	CENTERLINE
R.O.W., R/W	RIGHT-OF-WAY
PL, P/L	PROPERTY LINE
ESMT	EASMENT
DED.	RIGHT-OF-WAY DEDICATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
STD	STANDARD
AC	ASPHALT CONCRETE
EJ	EXPANSION JOINT
DI	DUCTILE IRON
CI	CAST IRON
STL	STEEL
CSP	CONCRETE SEWER PIPE
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE
STM	STORM
SAN	SANITARY
WTR	WATER
BC	BEGIN CURVE
EC	END CURVE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCC	PORTLAND CEMENT CONCRETE
STA	STREET STATION
CR	CURB RETURN
FL	FLOWLINE ELEVATION
GUT	GUTTER ELEVATION
FFE	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
FG	FINISHED GRADE
FS	FINISHED SURFACE
TW	TOP OF WALL
BW	BOTTOM OF WALL
EX	EXISTING
PROP	PROPOSED

VERTICAL DATUM:

NAVD88 BASED ON GPS OBSERVATIONS.

HORIZONTAL DATUM:

OREGON STATE PLANE COORDINATES. NAD83(2011). EPOCH (2010.0000)
INTERNATIONAL FEET.

LEGEND:

PROPOSED

- RIGHT-OF-WAY
- EASEMENT
- SAWCUT
- CURB
- STM — STORM LINE
- SAN — SANITARY LINE
- W — W — WATER LINE
- F — F — FIRE LINE
- 101 — PROPOSED CONTOUR
- UTILITY DEMOLTION
- CLEANOUT
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- BLOWOFF ASSEMBLY
- FDC
- FIRE HYDRANT
- PORTLAND CEMENT CONCRETE
- ASPHALT CONCRETE RESURFACING
- LANDSCAPING

XX.XX TC
XX.XX BC

TC = TOP OF CURB
BC = BOTTOM OF CURB
FS = FINISH SURFACE
FG = FINISH GRADE
TW = TOP OF WALL
BW = BOTTOM OF WALL
FFE = FINISHED FLOOR
RIM = RIM ELEVATION

HILL ARCHITECTS
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SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera
West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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COVER SHEET

C000

Date: Friday, May 29, 2026 8:20:50 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C000 - Cover Sheet.dwg / User: Spencer Martin / Layout: C000

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	SHEET INDEX
C002	GENERAL NOTES
C003	GENERAL NOTES
C004	OVERALL EXISTING CONDITIONS PLAN
C005	EXISTING CONDITIONS PLAN
C006	EXISTING CONDITIONS PLAN
C007	EXISTING CONDITIONS PLAN
C008	EXISTING CONDITIONS PLAN
C009	EXISTING CONDITIONS PLAN
C010	EXISTING CONDITIONS PLAN
C101	TREE PROTECTION PLAN
C102	TREE PROTECTION PLAN
C103	TREE PROTECTION PLAN
C104	TREE PROTECTION PLAN
C105	TREE PROTECTION PLAN
C106	TREE PROTECTION PLAN
C107	TREE PROTECTION PLAN
C200	OVERALL SITE PLAN
C201	CIVIL SITE PLAN
C202	CIVIL SITE PLAN
C203	CIVIL SITE PLAN
C204	CIVIL SITE PLAN
C205	CIVIL SITE PLAN
C206	CIVIL SITE PLAN
C300	OVERALL GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C304	GRADING PLAN
C305	GRADING PLAN
C306	GRADING PLAN
C307	GRADING PLAN
C308	GRADING PLAN
C309	GRADING PLAN
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C311	GRADING PLAN
C312	GRADING PLAN
C313	GRADING PLAN
C314	GRADING PLAN
C315	GRADING PLAN
C316	GRADING PLAN
C317	GRADING PLAN
C318	GRADING PLAN
C319	GRADING PLAN
C400	COMPOSITE UTILITY PLAN
C501	STORM SEWER PLAN
C502	STORM SEWER PLAN
C503	STORM SEWER PLAN
C504	STORM SEWER PLAN
C505	STORM SEWER PLAN
C506	STORM SEWER PLAN
C601	SANITARY SEWER PLAN
C602	SANITARY SEWER PLAN
C603	SANITARY SEWER PLAN
C604	SANITARY SEWER PLAN
C605	SANITARY SEWER PLAN
C606	SANITARY SEWER PLAN
C701	WATER PLAN
C702	WATER PLAN
C703	WATER PLAN
C704	WATER PLAN
C705	WATER PLAN
C706	WATER PLAN
C800	PUBLIC ROADWAY GEOMETRY PLAN
C801	TYPICAL SECTIONS
C810	BLANKENSHIP RD PLAN AND PROFILE
C811	TANNLER DR PLAN AND PROFILE
C812	TANNLER DR PLAN AND PROFILE
C813	TANNLER DR PLAN AND PROFILE
C814	TANNLER DR PLAN AND PROFILE
C815	TANNLER DR PLAN AND PROFILE
C830	BLANKENSHIP RD STORM SEWER PLAN AND PROFILE
C831	TANNLER DR STORM SEWER PLAN AND PROFILE
C832	TANNLER DR STORM SEWER PLAN AND PROFILE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C833	TANNLER DR STORM SEWER PLAN AND PROFILE
C834	TANNLER DR STORM SEWER PLAN AND PROFILE
C840	BLANKENSHIP RD SANITARY SEWER PLAN AND PROFILE
C841	TANNLER DR SANITARY SEWER PLAN AND PROFILE
C842	TANNLER DR SANITARY SEWER PLAN AND PROFILE
C851	TANNLER DR WATER PLAN AND PROFILE
C852	TANNLER DR WATER PLAN AND PROFILE
C853	TANNLER DR WATER PLAN AND PROFILE
C900	DETAILS
C901	DETAILS
C902	DETAILS
C903	DETAILS
C904	DETAILS
C905	DETAILS
C906	DETAILS
C907	DETAILS

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EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
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SHEET INDEX

C001

Date: Friday, May 29, 2026 8:20:50 AM / Location: P:\04-Salem\MCR (Hill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C000 - Cover Sheet.dwg / User: Spencer Martin / Layout: C001

GENERAL CIVIL NOTES

1. CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF WEST LINN.
2. OWNER TO PAY ALL PROJECT PERMIT COSTS, INCLUDING BUT NOT LIMITED TO UTILITY TAPPING, TV, AND CHLORINATION COSTS. THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING JURISDICTION TO DETERMINE APPROPRIATE FEES AND PROVIDE THE OWNER WITH 48 HOURS NOTICE PRIOR TO THE REQUIRED PAYMENT OF FEES OR COSTS.
3. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (800) 332-2344.
4. CONTRACTOR TO NOTIFY CITY, ODOT AND ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS PRIOR TO START OF CONSTRUCTION, AND COMPLY WITH ALL OTHER NOTIFICATION REQUIREMENTS OF AGENCIES WITH JURISDICTION OVER THE WORK.
5. CONTRACTOR SHALL PROCURE A RIGHT-OF-ENTRY PERMIT FROM ODOT STATE HIGHWAY DIVISION FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY AND CONFORM TO ALL CONDITIONS OF THE PERMIT.
6. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION. WHERE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION, THE CONTRACTOR SHALL SUBMIT A SUITABLE MAINTENANCE BOND PRIOR TO FINAL PAYMENT.
7. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS TO THE OWNER'S REPRESENTATIVE.

   7.a. LISTS OF SUBCONTRACTORS.
   7.b. PROJECT SCHEDULE.
   7.c. TRAFFIC CONTROL.
   7.d. EMERGENCY CONTACT NAME AND PHONE NUMBER.

8. FOR CITY CONSTRUCTION PERMITS, CONTACT WEST LINN PUBLIC WORKS DEVELOPMENT SERVICES AT (503) 722-5500. FOR CITY BUILDING PERMITS, CONTACT WEST LINN PERMIT APPLICATION CENTER AT (503) 742-6055.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DOCUMENTS AND PLANS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS/PLANS RELATIVE TO THE SPECIFICATIONS OR THE APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DOCUMENTS/PLANS IN FULL COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES.
10. THE FOLLOWING DOCUMENT IS INCORPORATED INTO THE PROJECT BY REFERENCE HEREIN: REPORT OF GEOTECHNICAL ENGINEERING SERVICES; MODERA WEST LINN, WEST LINN, OREGON, PREPARED BY COLUMBIA WEST ENGINEERING, INC. DATED SEPTEMBER 16, 2025. PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL REVIEW THE LATEST EDITION OF THIS DOCUMENT. CONTRACTOR SHALL CONFORM TO ALL RECOMMENDATIONS LISTED IN THE REPORT.
11. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPROVED PLANS AND THE APPLICABLE PROVISIONS OF THE APPROVING AGENCIES' CONSTRUCTION STANDARDS, THE MOST RECENT EDITION OF THE OREGON PLUMBING SPECIALITY CODE (OPSC), THE MOST RECENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), APWA STANDARDS, OREGON HEALTH DIVISION (OHD), AND THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) WHEREIN EACH HAS JURISDICTION.
12. CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF OSHA, IN PARTICULAR THOSE REGULATIONS PERTAINING TO ADEQUATE SHORING AND TRENCH PROTECTION FOR WORKMEN.
13. CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE WITHIN THE HOURS PERMITTED BY THE GOVERNING JURISDICTION.
14. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
15. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REVIEW AND COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND ARCHITECT OF ANY DISCREPANCIES.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ENTRY/EXIT LOCATIONS, ELEVATIONS, AND PRECISE BUILDING DIMENSIONS. COORDINATE EXACT UTILITY CONNECTION LOCATIONS WITH BIDDER-DESIGN PLUMBING PLANS.
17. ANY INSPECTION BY THE CITY, HHPR INC., OWNER'S REPRESENTATIVE, OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND AGENCY REQUIREMENTS.
18. IF THE CONTRACTOR DEVIATES FROM THE APPROVED PLANS, INCLUDING THESE NOTES, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS.
19. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
20. CONTRACTOR SHALL MAINTAIN ONE (1) COMPLETE SET OF APPROVED PLANS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ALL APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWING SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY OR OWNER'S REPRESENTATIVE UPON REQUEST.
21. UPON COMPLETION OF CONSTRUCTION OF ALL NEW FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE OWNER'S REPRESENTATIVE. ALL INFORMATION SHOWN ON THE CONTRACTOR'S FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
22. CONTRACTOR SHALL CONFORM TO DEQ STORMWATER PERMIT NO. 1200-C FOR CONSTRUCTION ACTIVITIES.
23. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH DEQ'S EROSION AND SEDIMENT CONTROL MANUAL, CURRENT EDITION, AND EROSION CONTROL STANDARDS OF THE LOCAL JURISDICTION.
24. ELEVATION SHOWN ON THE DRAWINGS ARE BASED ON GPS OBSERVATIONS (NAVD88). SURVEYING FOR DESIGN WAS COMPLETED BY CENTERLINE CONCEPTS LAND SURVEYING, INC AT (503) 650 0188.
25. THE CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A REGISTERED CIVIL ENGINEER AND/OR LAND SURVEYOR LICENSED IN THE STATE OF OREGON TO ESTABLISH CONSTRUCTION CONTROL AND PERFORM INITIAL CONSTRUCTION SURVEYS TO ESTABLISH THE LINES AND GRADES OF IMPROVEMENTS AS INDICATED ON THE DRAWINGS. STAKING FOR BUILDINGS, STRUCTURES, CURBS, GRAVITY DRAINAGE PIPES/STRUCTURES AND OTHER CRITICAL IMPROVEMENTS SHALL BE COMPLETED USING EQUIPMENT ACCURATE TO 0.04 FEET HORIZONTALLY AND 0.02 FEET VERTICALLY, OR BETTER. USE OF GPS EQUIPMENT FOR CONSTRUCTION STAKING OF THESE IMPROVEMENTS IS PROHIBITED.
26. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, AND TRAFFIC CONES PER CITY AND/OR ODOT REQUIREMENTS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING OREGON AMENDMENTS. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
27. PRIOR TO ANY WORK IN THE EXISTING PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL SUBMIT FINAL TRAFFIC CONTROL PLANS TO THE CITY OF WEST LINN AND/OR ODOT FOR REVIEW AND ISSUANCE OF A LANE CLOSURE OR WORK IN RIGHT-OF-WAY PERMIT.
28. CONSTRUCTION ACTIVITIES, EQUIPMENT, VEHICLES, AND MATERIAL SHALL BE PLACED IN AREA MINIMIZING INCONVENIENCE TO THE FACILITY'S NORMAL BUSINESS OPERATION AND SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK.
29. PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE CONTRACTOR SHALL CLEAN THE PROJECT SITE AND ADJACENT AREAS OF ANY DEBRIS, DISCARDED MATERIAL, OR OTHER ITEMS DEPOSITED BY THE CONTRACTOR'S PERSONNEL DURING THE PERFORMANCE OF THE WORK.
30. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE FOLLOWING SUBMITTALS TO THE CIVIL ENGINEER:

    - AGGREGATE BASE ROCK (MATERIAL SOURCES, COMPOSITION TEST REPORTS, MOISTURE/DENSITY CURVE)
    - GEOTEXTILE FABRICS
    - ASPHALT MIX DESIGN
    - CONCRETE MIX DESIGN (PAVEMENT, CURBS, AND WALKS)
    - STORM DRAIN SYSTEM (PIPING, JOINTS, FITTINGS, STRUCTURES, AND VALVES)
    - STORMWATER FACILITIES (PIPING, LINER, DRAIN ROCK, CHOKER COURSE, GROWING MEDIUM, AND STRUCTURES)
    - SANITARY SEWER SYSTEM (PIPING, JOINTS, FITTINGS, VALVES, VAULTS, ACCESSORIES AND APPURTENANCES)
    - WATER DISTRIBUTION SYSTEM (PIPING, JOINTS, FITTINGS, VALVES, VAULTS, ACCESSORIES AND APPURTENANCES)
    - PAVEMENT MARKINGS AND SIGNS (PRODUCT DATA)

TESTING AND INSPECTION

31. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK.
32. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INSPECTION OR NECESSARY OBSERVATION FOR ALL WORK PERFORMED INCLUDING ANY RE-TESTING THAT MAY BE REQUIRED TO MEET SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM PRE-TESTS PRIOR TO SCHEDULING TESTS THAT MUST BE WITNESSED. TESTING MUST BE PERFORMED BY AN APPROVED THIRD PARTY INDEPENDENT TESTING LABORATORY RETAINED BY THE CONTRACTOR. CONTRACTOR IS SOLELY RESPONSIBLE FOR SCHEDULING TESTING. ALL TESTING MUST BE COMPLETED PRIOR TO PERFORMING SUBSEQUENT WORK. A COPY OF ALL TESTING RESULTS MUST BE PROVIDED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY UPON COMPLETION OF THE TEST.
33. THE FOLLOWING TESTING IS THE MINIMUM REQUIRED FOR THE PROJECT.

SUBGRADE	1 TEST/4,000 SF/LIFT (4 TESTS MINIMUM)
ENGINEERED FILLS	1 TEST/4,000 SF/LIFT (4 TESTS MINIMUM)
BASE ROCK	1 TEST/4,000 SF/LIFT (4 TESTS MINIMUM)
ASPHALT	1 TEST/6,000 SF/LIFT (4 TESTS MINIMUM)
TRENCH BACKFILL	1 TEST/200 FOOT TRENCH/LIFT (4 TESTS MINIMUM)
TRENCH AC RESTORATION	1 TEST/200 FOOT TRENCH/LIFT (4 TESTS MINIMUM)
WATER PRESSURE	WITNESSED BY CITY OR OWNER'S REP.
WATER BACTERIAL	PER OREGON HEALTH DIVISION REQUIREMENTS
WATER CHLORINE	RESIDUAL TEST PER CITY REQUIREMENTS
SEWER AIR TEST	PER CITY/APWA REQUIREMENT. WITNESSED BY OWNER'S REP.
SEWER MANDREL	95% OF ACTUAL PIPE DIAMETER. WITNESSED BY OWNER'S REP.
SEWER MANHOLE	1 VACUUM TEST PER MANHOLE (CITY/APWA STANDARDS). WITNESSED BY OWNER'S REP.
STORM MANDREL	95% OF ACTUAL PIPE DIAMETER. WITNESSED BY OWNER'S REP.
CONCRETE SLUMP	1 SET OF CYLINDERS/100 CY OF CONCRETE POURED PER DAY. SLUMP AND AIR TESTS REQUIRED ON SAME LOAD AS CYLINDERS.

34. IN ADDITION TO IN-PLACE DENSITY TESTING, THE SUBGRADE AND BASE ROCK SHALL PROOF-ROLLED WITH A LOADED 10-YARD DUMP TRUCK PROVIDED BY THE CONTRACTOR. BASE ROCK PROOF ROLL SHALL TAKE PLACE IMMEDIATELY PRIOR TO (WITHIN 24 HOURS OF) PAVING, AND SHALL BE WITNESSED BY THE OWNER'S REPRESENTATIVE. LOCATION AND PATTER OF PROOF ROLL TO BE AS DIRECTED BY OWNER'S REPRESENTATIVE OR APPROVING AGENCY.
35. ALL ENGINEERED FILLS REQUIRE AN APPROVED INDEPENDENT TESTING LABORATORY RETAINED BY THE CONTRACTOR, TO PROVIDE WRITTEN CERTIFICATION STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER STATING THAT THE SUBGRADE WAS PREPARED AND ALL ENGINEERED FILLS WERE PLACED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND CONTRACT DOCUMENTS.

SITE CLEARING

36. THE LOCATION AND DESCRIPTION OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
37. ANY UTILITIES LOCATED IN THE FIELD THAT THE CONTRACTOR DISRUPTS OR DAMAGES SHALL BE PROMPTLY REPAIRED TO NEW CONDITION. IF REQUIRED, CONTRACTOR SHALL INSTALL SUITABLE TEMPORARY SERVICE UNTIL REPAIR CAN BE COMPLETED. THE COST OF THE REPAIR AND/OR TEMPORARY SERVICE SHALL BE BORNE BY THE CONTRACTOR.
38. NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE IMMEDIATELY OF ALL UTILITIES EXPOSED. UNIDENTIFIED UTILITIES SHALL NOT BE DISRUPTED OR CUT UNTIL OWNER OR OWNER'S REPRESENTATIVE HAS APPROVED THE CUT OR DISRUPTION.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL EXISTING SURVEY MONUMENTS OF RECORD (INCLUDING BUT NOT LIMITED TO PROPERTY AND STREET MONUMENTS) PRIOR TO CONSTRUCTION. IF ANY SURVEY MONUMENTS ARE REMOVED, DISTURBED OR DESTROYED DURING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A REGISTERED PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF OREGON TO REFERENCE AND REPLACE SUCH MONUMENTS PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT. THE MONUMENTS SHALL BE REPLACED WITHIN A MAXIMUM OF 90 DAYS, AND THE COUNTY SURVEYOR SHALL BE NOTIFIED IN WRITING AS REQUIRED BY PER ORS 209.150.
40. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. ALL UTILITY CROSSINGS SHOWN ON THE DRAWINGS SHALL BE POTHOLED USING HAND TOOLS OR OTHER NON-INVASIVE METHODS PRIOR TO EXCAVATING OR BORING. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE OR ALIGNMENT MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE OR ALIGNMENT MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE ENGINEER, AND THE ENGINEER OR THE OWNER'S REPRESENTATIVE SHALL OBTAIN APPROVAL FROM THE CITY PRIOR CONSTRUCTION.
41. ALL FACILITIES SHALL BE MAINTAINED IN PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION.
42. UTILITIES OR INTERFERING PORTIONS OF UTILIZES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
43. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC. AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
44. IF SPRINGS OR GROUNDWATER ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF THE CONDITIONS FOUND AND COORDINATE THE ACTIVITIES IN A MANNER THAT WILL ALLOW TIME TO REVIEW THE SITUATION AND PREPARE A PLAN TO PROPERLY MITIGATE THE WATER ENCOUNTERED.

GRADING AND PAVING

45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREET AND RIGHTS-OF-WAY ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
46. PRIVATE GRADING, ROCKING AND PAVING TO CONFORM TO OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (OSSC/ODOT/APWA) AND IBC, CURRENT EDITIONS.
47. CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE OWNER'S REPRESENTATIVE OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
48. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER, WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREE, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
49. IMMEDIATELY FOLLOWING STRIPPING AND GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). SUBGRADE MUST BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND WRITTEN COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY MUST BE RECEIVED BEFORE PLACING EMBANKMENTS, ENGINEERED FILLS OR FINE GRADING FOR BASE ROCK.
50. ALL FILLS SHALL BE ENGINEERED EXCEPT FOR FILLS LESS THAT 18 INCHES IN DEPTH WHICH ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, BUILDING PADS, PARKING LOTS OR OTHER AREAS TO BE IMPROVED. ENGINEERED FILL SHALL BE CONSTRUCTED WITH MAXIMUM 8" LIFTS (LOOSE MEASURE) OVER APPROVED SUBGRADE. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
51. AREAS TO RECEIVE ENGINEERED OR STRUCTURAL FILL SHALL BE PREPARED BY REMOVING ALL ORGANIC AND UNSUITABLE MATERIALS AND PROOF ROLLING. MATERIAL IN SOFT SPOTS WITHIN AREAS TO BE IMPROVED SHALL BE REMOVED TO THE DEPTH REQUIRED (AS DIRECTED BY THE OWNER'S REPRESENTATIVE) TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH SUITABLE COMPACTED BACKFILL.
52. GRANULAR BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF OSSC (ODOT/APWA) 02630.10 (DENSE GRADED BASE AGGREGATE). COMPACT BASE ROCK TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557 TEST METHOD (MODIFIED PROCTOR). WRITTEN BASE ROCK COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY MUST BE RECEIVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BE FOR PLACING AC PAVEMENT.
53. AC PAVEMENT SHALL BE ½" DENSE GRADED MIX CONFORMING TO OSSC (ODOT/APWA) 00744 HOT MIXED ASPHALT CONCRETE (HMAC) PAVEMENT. AC PAVEMENT WITHIN DAVIS ST (ROW) SHALL BE LEVEL 3 AND ALL OTHER AC PAVEMENT SHALL BE LEVEL 2 HMAC PER OSSC (ODOT/APWA) 00744.13. AC PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 91% OF MAXIMUM DENSITY DETERMINED BY THE RICE STANDARD METHOD. WRITTEN AC PAVEMENT COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY MUST BE RECEIVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BE FOR FINAL PAYMENT.
54. FOR PARKING LOTS OR PRIVATE ACCESS DRIVES, THE FINAL LIFT OF AC PAVEMENT SHALL NOT BE PLACED UNTIL AFTER THE BUILDING IS FULLY ENCLOSED AND WEATHERPROOF, UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
55. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATION AND/OR FINISH CONTOUR LINES SHOWN.
56. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
57. ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENT BOXES, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE. VERIFY THAT ALL VALVE BOXES AND RISER ARE CLEAN AND CENTERED OVER THE OPERATING NUT.
58. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2 FT. HORIZONTAL TO 1 FT. VERTICAL (2H:1V) UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT.
59. ALL PLANTING AREAS AND OPEN SPACE SHALL BE BACKFILLED WITH APPROVED TOPSOIL IN CONFORMANCE WITH THE LANDSCAPE PLAN FOR THE PROJECT. STRIPPING MATERIALS SHALL NOT BE USED FOR BACKFILL, UNLESS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
60. CONTRACTOR SHALL SEED AND MULCH ALL EXPOSED SLOPES AND DISTURBED AREAS, WHICH ARE NOT SCHEDULED TO BE LANDSCAPED WITH SUNMARK NATIVE EC SEED MIX (43.63 LBS PER ACRE).
61. GRADING SHOWN ON THE DRAWINGS IS CRITICAL TO FUNCTIONING OF STORMWATER SYSTEM AND SHALL BE STRICTLY FOLLOWED.
62. THE CONTRACTOR IS RESPONSIBLE TO ENSURE 1.0% MINIMUM SLOPE ON ALL NEW CONCRETE AND ASPHALT SURFACES TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT ADA COMPLIANCE, PUBLIC SAFETY, OR PROJECT COST MUST BE IDENTIFIED IN WRITING TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT OWNER'S REPRESENTATIVE AUTHORIZATION AND REVIEW OF THE DISCREPANCY IS AT THE CONTRACTOR'S OWN COST AND RISK.
63. 6-INCH NOMINAL CURB EXPOSURE USED FOR DESIGN OF ALL PARKING LOT GRADES, UNLESS OTHERWISE SHOWN OR INDICATED ON THE DRAWINGS.
64. WHERE NEW CURBING CONNECTS TO EXISTING CURBING OR IS INSTALLED ALONG EXISTING STREETS OR PAVEMENT, THE GUTTER GRADE SHALL MATCH THE EXISTING STREET GRADES SO AS TO ALLOW DRAINAGE FROM THE STREET TO THE GUTTER AND THROUGH ANY TRANSITIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY GRADE DISCREPANCIES OR PROBLEMS PRIOR TO CURB PLACEMENT.
65. CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS WHERE SHOWN IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
66. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES THICK. COMMERCIAL USE DRIVEWAYS SHALL BE MINIMUM 6 INCHES THICK. ALL CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED USING 3500-PSI CONCRETE, AND SHALL BE CURED WITH TYPE 1 CLEAR CURING COMPOUND.
67. PRIOR TO INSTALLATION OF CURB, GUTTER, ADA RAMPS, OR SIDEWALK THE OWNER'S REPRESENTATIVE AND/OR CITY INSPECTOR SHALL BE CONTACTED TO INSPECT STRING LINE, BASE ROCK AND FORMWORK.
68. WHERE TRENCH EXCAVATION REQUIRES REMOVAL OF PCC CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS SHALL BE SAWCUT AND REMOVED AT A TOOLED JOINT UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY OR OWNER'S REPRESENTATIVE. THE SAWCUT LINES SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.

GENERAL UTILITIES

69. ALL TAPPING OF EXISTING MUNICIPAL WATER, SANITARY SEWER, STORM DRAIN MAINS, AND MANHOLES MUST BE DONE BY CITY FORCES OR BE WITNESSED BY CITY PUBLIC WORKS STAFF.
70. THE CONTRACTOR SHALL HAVE APPROPRIATE EQUIPMENT ON SITE TO PRODUCE A FIRM, SMOOTH, UNDISTURBED SUBGRADE AT THE TRENCH BOTTOM, TRUE TO GRADE. THE BOTTOM OF THE TRENCH EXCAVATION SHALL BE SMOOTH, FREE OF LOOSE MATERIALS OR TOOTH GROOVES FOR THE ENTIRE WIDTH OF THE TRENCH PRIOR TO PLACING THE GRANULAR BEDDING MATERIAL.
71. ALL PIPES SHALL BE BEDDED WITH MINIMUM 6 INCHES OF ¾"-0" CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED ¾"-0" CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12 INCHES OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED UNDER ALL AREAS TO BE IMPROVED, INCLUDING PAVEMENT, SIDEWALKS, FOUNDATION SLABS, BUILDINGS, ETC.
72. GRANULAR TRENCH BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF OSSC (ODOT/APWA) 02630.10 (DENSE GRADED BASE AGGREGATE), ¾"-0". COMPACT GRANULAR BACKFILL TO 92% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
73. CONTRACTOR SHALL ARRANGE TO ABANDON EXISTING SANITARY AND WATER SERVICES NOT SCHEDULED TO REMAIN IN SERVICE IN ACCORDANCE WITH APPROVING AGENCY REQUIREMENTS.
74. THE END OF ALL UTILITY SERVICE LINES SHALL BE MARKED WITH A 2x4 PAINTED WHITE AND WIRED TO PIPE STUB. THE PIPE DEPTH SHALL BE WRITTEN ON THE POST IN 2" BLOCK LETTERS.
75. ALL NON-METALLIC WATER, SANITARY AND STORM SEWER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12-GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER AND GREEN WIRE FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, CATCH BASINS, MANHOLES AND LATERAL CLEANOUT BOXES. TRACER WIRE PENETRATION INTO MANHOLES SHALL BE WITHIN 18 INCHES OF THE RIM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM THE OUTSIDE OF THE MANHOLE.
76. NO TRENCHES IN SIDEWALKS, ROADS, OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END O

GENERAL CIVIL NOTES CONTINUED

97. CONTRACTOR SHALL DESIGNATE THE PIPE MATERIAL ACTUALLY INSTALLED ON THE FIELD RECORD DRAWINGS AND PROVIDE THIS INFORMATION FOR INCLUSION ON THE AS-BUILT DRAWINGS.
98. STORM DRAIN INLETS SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHEREIN THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
99. UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES, WYES OR SADDLES.
100. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ALL STORM PIPE INLETS AND OUTFALLS SHALL BE BEVELED FLUSH TO MATCH THE SLOPE WHEREIN THEY LIE.
101. DEFLECT STORM SEWER PIPE INTO CATCH BASINS AND MANHOLES AS REQUIRED. MAXIMUM JOINT DEFLECTION SHALL NOT EXCEED 5 DEGREES OR MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS LESS.
102. UNLESS OTHERWISE SHOWN OR DIRECTED, INSTALL STORM SEWER PIPE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES.

FRANCHISE UTILITIES

103. STREET LIGHTS SHALL BE INSTALLED AFTER ALL OTHER EARTHWORK AND PUBLIC UTILITY INSTALLATIONS ARE COMPLETED AND AFTER ROUGH GRADING IS ACCOMPLISHED TO PREVENT DAMAGE TO THE POLES.
104. STREET LIGHT POLES SHALL BE SET TO A DEPTH AS SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 5 FEET.
105. STREET LIGHT POLES SHALL BE INSTALLED WITHIN ONE DEGREE (1°)OF PLUMB.
106. CONTRACTOR AND FRANCHISE UTILITY COMPANIES SHALL CONFORM TO CITY OF WEST LINN STANDARDS FOR ALL STREET LIGHTING INSTALLATION.
107. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND PAY ALL COSTS FOR PROCUREMENT, INSTALLATION, WIRING, HOOK UP AND ACTIVATION OF STREET LIGHTS.
108. ALL NEW FRANCHISE AND PRIVATE UTILITIES (POWER, CABLE TV, TELEPHONE, GAS, DATA, COMMUNICATION, ALARMS, ETC.) SHALL BE INSTALLED UNDERGROUND IN CONFORMANCE WITH UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS. INSTALLATION OF SUCH UTILITIES OR ASSOCIATED CONDUITS IN A COMMON TRENCH WITH WATER, SANITARY SEWER, OR STORM SEWER IS PROHIBITED.
109. CONTRACTOR SHALL COORDINATE WITH POWER, TELEPHONE AND CABLE TV COMPANIES FOR LOCATION OR RELOCATION OF VAULTS, PEDESTALS, ETC. ALL ABOVE-GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
110. POWER, TELEPHONE AND CABLE TV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE, LOCATION AND TYPE OF CONDUIT BEFORE CONSTRUCTION, AND SHALL ENSURE THAT TRENCHES ARE ADEQUATELY PREPARED FOR INSTALLATION PER UTILITY COMPANY REQUIREMENTS. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.
111. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH FRANCHISE UTILITIES FOR REMOVAL OR RELOCATION OF POWER POLES, VAULTS, PEDESTALS, MANHOLES, ETC. TO AVOID CONFLICT WITH CITY UTILITY STRUCTURES, FIRE HYDRANTS, METERS, SEWER OR STORM LATERALS, ETC.
112. ALL FRANCHISE UTILITY STRUCTURES (VAULTS, PEDESTALS, LIGHT POLES, ETC.) SHALL BE SET A MINIMUM OF 1 FOOT FROM ANY PROPERTY CORNER OR SURVEY MONUMENT.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES

1. CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS ON THE PROJECT. THE ADA COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY RULES, CODES, AND REGULATIONS.
2. FINISHED SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL FROM PARKING STALLS, PUBLIC TRANSPORTATION, AND PEDESTRIAN ACCESS WAYS TO THE POINT(S) OF ACCESSIBLE BUILDING INGRESS AND EGRESS SHALL COMPLY WITH ADA CODE REQUIREMENTS.
3. PARKING SPACE AND AISLE SLOPE SHALL NOT EXCEED 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
4. CURB RAMP SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
5. LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL HAVE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
6. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A MINIMUM OF 36-INCHES UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE SHALL BE NO GRATER THAT 1:20 (5.0% OR ⅝" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP WITH A MAXIMUM OF SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET SHALL BE PROVIDED INCLUDING HANDRAILS. THE RAMP SHALL HAVE ACCESSIBLE HANDRAILS AND LANDINGS ON EACH END WITH A SLOPE IN ANY DIRECTION NOT EXCEEDING 1:48 (¼" PER FOOT OR NOMINALLY 2.0%).
7. DOORWAYS SHALL HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (¼" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ACCESSIBILITY STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS AND APPROVED BY THE OWNER'S REPRESENTATIVE.

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REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015
EXPIRES: 12/31/26

HHPR Harper Houf Peterson Righellis Inc.
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Modera West Linn

West Linn, Oregon

| THIS WIDTH SHOULD BE 3" |

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

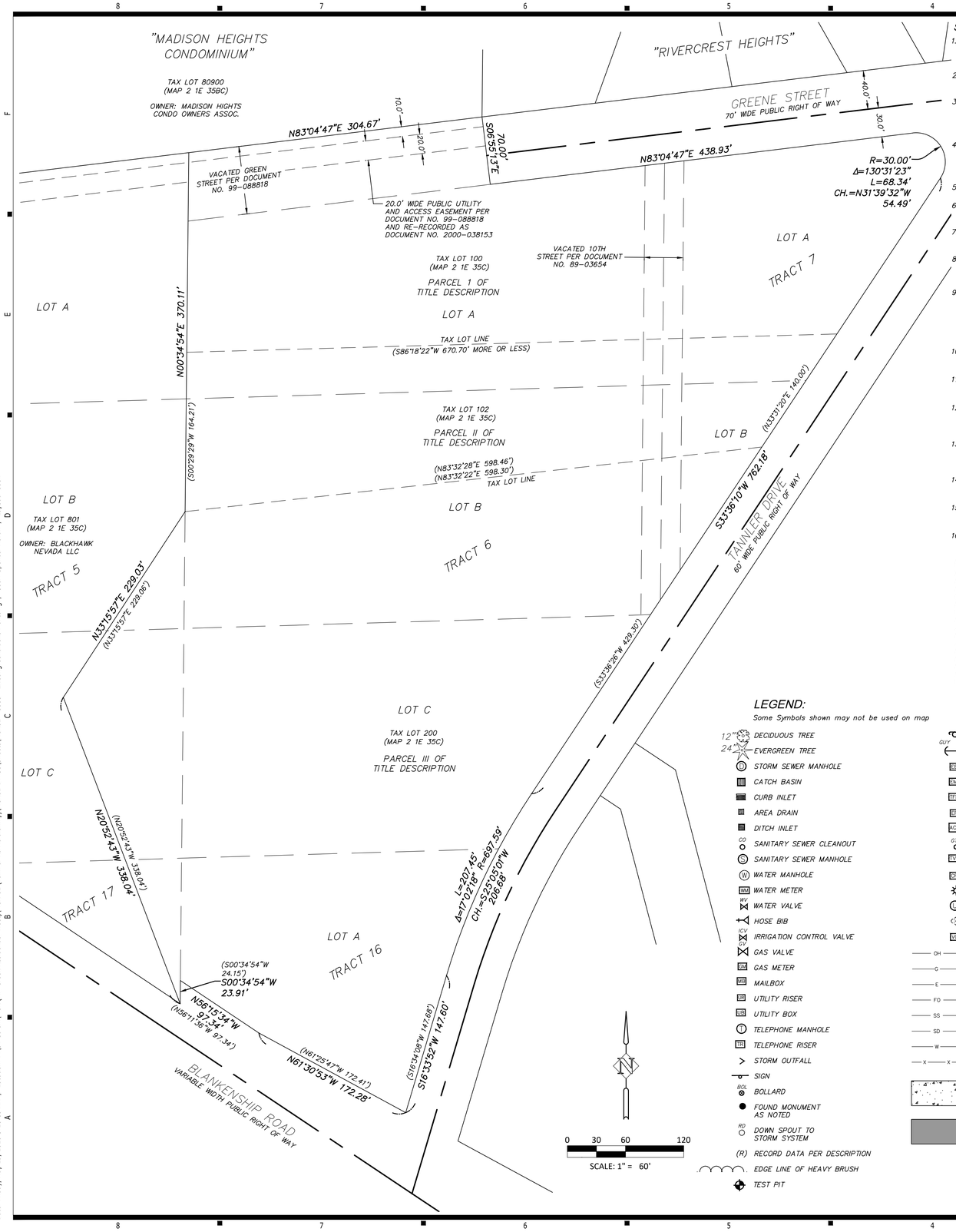
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GENERAL NOTES

C003

Date: Friday, May 29, 2026 8:20:52 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C000 - Cover Sheet.dwg / User: Spencer Martin / Layout: C003



SURVEYORS NOTES

1. Survey as shown was prepared from a legal description as contained in Chicago Title Company of Oregon Preliminary Title Report Order No. 472525002936, with an effective date of July 2, 2025.
2. Some features shown on this plat may be shown out of scale for clarity.
3. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
4. My basis of bearings is North 20°52'43" West along the Southerly Southwest line of subject tract per Survey Number 2012-019, Clackamas County Survey Records. Horizontal coordinates are based on Oregon State Plane coordinates, North Zone, NAD83(2011)(epoch 2010).
5. Gross Land Area = 494,715 or 11.36 acres.
6. Subject site posted address: 2410, 2422, and 2444 Tannler Drive, West Linn, OR 97068.
7. At the time of this survey, there was no observable evidence of recent earth moving work, building construction, or building additions.
8. According to the US Fish and Wildlife Service "National Wetland Inventory" Website, there are no identified wetlands on the subject property. At the time of this survey, there were no field delineation of the wetlands.
9. At the time of this survey, there in one offsite easements or servitudes disclosed in documents to the surveyor: Exception 10 – Reciprocal Access Easement Agreement, including a parking area easement situated within Parcel 3 and potential maintenance obligations, including the terms and provisions thereof; Recording Date: September 17, 2013 Recording No.: 2013-065913, see sheets 2 and 3 of this survey.
10. No division or party wall exists or is designated by the client with respect to adjoining properties.
11. At the time of this survey, there are 23 striped parking spaces and 0 handicap space.
12. Professional Liability Insurance policy obtained by the surveyor in the minimum amount as required is in effect throughout the contract term.
13. At the time of this survey, there is no observed evidence of recent street or sidewalk construction or repairs. There is no indication of changes in rights of way.
14. At the time of this survey, there is no observed evidence of site use as a solid waste dump, slump or sanitary landfill.
15. At the time of this survey, there is no observed evidence of cemeteries or burial places.
16. Monuments have not yet been set at all of the boundary corners, as of September 10, 2025.

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AVAILABLE RECORD ASBUILTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. NOTE: PARTIAL SEWER, WATER, GAS, COMMUNICATIONS, ELECTRICAL, AND STORM UTILITIES WERE NOT MARKED BY LOCATE COMPANY.

LEGEND:

Some Symbols shown may not be used on map

- DECIDUOUS TREE
- EVERGREEN TREE
- STORM SEWER MANHOLE
- CATCH BASIN
- CURB INLET
- AREA DRAIN
- DITCH INLET
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- HOSE BIB
- IRRIGATION CONTROL VALVE
- GAS VALVE
- GAS METER
- MAILBOX
- UTILITY RISER
- UTILITY BOX
- TELEPHONE MANHOLE
- TELEPHONE RISER
- STORM OUTFALL
- SIGN
- BOLLARD
- FOUND MONUMENT AS NOTED
- DOWN SPOUT TO STORM SYSTEM
- (R) RECORD DATA PER DESCRIPTION
- EDGE LINE OF HEAVY BRUSH
- TEST PIT
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- TRANSFORMER
- ELECTRIC RISER
- HEAT PUMP
- GATE POST
- CABLE TV BOX
- CABLE TV RISER
- LIGHT POLE
- UTILITY MANHOLE
- UTILITY STUB
- GAS/FUEL PUMP
- OVERHEAD LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FENCELINE
- = CONCRETE
- = ASPHALT SURFACE

IP = IRON PIPE

FD = FOUND MONUMENT

YPC = YELLOW PLASTIC CAP

EL. = ELEVATION

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS REFERENCED ON THE FEMA INTERACTIVE MAP, AS OBSERVED ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). THE COMMUNITY MAP NUMBER 41005C0257D, AS OBSERVED ON JUNE 17, 2008.

RECORD DESCRIPTION:

PARCEL I:

All that portion of the following described tracts lying Northerly of the tract decreed to the State of Oregon, by and through its State Highway Commission by Judgment order filed October 15, 1968 in Case No. 67574, in the Circuit Court for Clackamas County, Oregon and Northerly of that tract described by deed to Holgate Baptist Church, recorded in Document No. 83-014682, Clackamas County records and Westerly of Tannler Drive, in the City of West Linn, County of Clackamas and State of Oregon, as follows:

All of tracts 6, 7 and 16, WILLAMETTE TRACTS (Plat Book 5, Page 0006), Tracts 1-64 inclusive;

TOGETHER WITH that portion of 10th Street that inured thereto upon vacation thereof.

ALSO TOGETHER WITH that portion of vacated Green Street which inured thereto by Ordinance No. 1439 recorded September 09, 1999 as Fee No. 99-088818.

PARCEL II:

Part of Lots A and B, Block 6, and part of Lots A and B, Block 7, WILLAMETTE TRACTS (Plat Book 5, Page 0006), in the City of West Linn, County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the North line of the Willamette Tracts (Plat Book 5, Page 0006) in the Perrin Donation Land Claim, being in Section 35, Township 2 South, Range 1 East, of the Willamette Meridian, where the extension of the West line of Tannler Drive, as shown on the plat of WILLAMETTE VIEW ESTATES intersects said North line. Said point is South 83° West, 826.94 feet from a stone marking the Northeast corner of said WILLAMETTE TRACTS (Plat Book 5, Page 0006); thence South 33°31'20" West, 157.19 feet to a point on the West line of said Tannler Drive; thence continuing along said West line of Tannler Drive, South 33°31'20" West 332.81 feet to the true point of beginning; thence North 33°31'20" East along said West line 140.00 feet; thence South 86°18'22" West, 670.70 feet, more or less, to the West line of tract 6 of said WILLAMETTE TRACTS (Plat Book 5, Page 0006); thence South 0°29'29" West along the West line of said tract 6, a distance of 164.21 feet, more or less, to a point that bears South 83°32'22" West from the point of beginning; thence North 83°32'22" East, 598.30 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of 10th Street that inured thereto upon vacation thereof.

PARCEL III:

A tract of land being all of Parcel 1 of Deed Document Number 2005-126465, and a portion of Deed Document Number 2006-050100, both found in Deed Records of Clackamas County, located in the Southwest 1/4 of Section 35, Township 2 South, Range 1 East of the Willamette Meridian, City of West Linn, County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at the most Southerly corner of Parcel 1 of Deed Document Number 2005-126465, Deed Records of Clackamas County, said corner being on the Northerly right of way line of Blankenship Road (of which right of way width varies); thence along said Northerly right of way line, North 61°25'47" West, 172.41 feet to an angle point; thence North 56°11'36" West, 97.34 feet to a point on the East line of Deed Document Number 2006-050100, deed records of Clackamas County; thence along said East line South 00°34'54" West, 24.15 feet; thence leaving said East line, North 20°52'43" West, 338.04 feet; thence North 33°15'57" East, 229.06 feet to a point on said East line, said point being the Northwest corner of said Parcel 1; thence along the North line of said Parcel 1, North 83°37'28" East, 598.46 feet to the Northeast corner thereof, said corner being 30.00 feet Westerly of the centerline of Tannler Drive when measured at right angles; thence parallel with, Westerly of, and 30.00 feet distant from said centerline, the following courses: South 33°36'26" West, 429.30 feet to a point of curvature; thence along a curve to the left, having a radius of 697.59 feet, through a central angle of 17°02'18", an arc length of 207.45 feet (chord of which bears South 25°05'17" West, 206.68 feet) to a point of tangency; thence South 16°34'08" West, 147.68 feet to the point of beginning.

TOGETHER WITH that portion of 10th Street that inured thereto upon vacation thereof.

PARCEL IV: SHOWN AS EXCEPTION 10, SEE SHEETS 2 AND 3 OF THIS SURVEY

A non-exclusive easement for access purposes, being appurtenant to Parcels I, II and III described above, as more fully set forth and described in Reciprocal Access Easement agreement recorded September 17, 2013, as Recorder's Fee No. 2013-065913, Clackamas County Records.

Said description is the same as per Preliminary Title Report per Chicago Title Company of Oregon Order No. 472525002936, with an Effective date of July 2, 2025.

SURVEYOR'S NARRATIVE / RESOLUTION:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THOSE TRACTS OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2025-007205, CLACKAMAS COUNTY DEED RECORDS.

FOR THE SOUTHERLY SOUTHWEST LINE OF THE SUBJECT TRACT, AND MY BASIS OF BEARINGS, I HELD NORTH 20°52'43" WEST BETWEEN FOUND MONUMENTS 100 AND 101, PER SURVEY NO. 2012-019. I THEN HELD FOUND MONUMENTS 101 AND 102, WHICH MATCHED RECORD BEARING AND DISTANCE, PER SURVEY NO. 2012-019 AND THE SUBJECT DEED. I THEN HELD FOUND MONUMENTS 100 AND 102 AND EXTENDED THIS LINE NORTH FOR THE MOST NORTHERLY SEGMENT OF THE WEST LINE. THIS CORRELATES CLOSELY WITH RECORD BEARING AND DISTANCE PER SAID SURVEY NO. 2012-019.

FOR THE MOST NORTHERLY LINE OF THE SUBJECT TRACT, BEING THE SOUTH LINE OF THE PLAT OF "BLAND ACRES", PLAT NO. 304, ALSO BEING COINCIDENT WITH THE SOUTH LINE OF THE PLAT OF "RIVERCREST HEIGHTS", PLAT NO. 2913, AS WELL AS THE NORTH RIGHT OF WAY LINE OF GREENE STREET (NOW PARTIALLY VACATED), I HELD FOUND MONUMENTS 180, 159, AND 160, AND A POINT 30.00 FEET NORTH OF FOUND MONUMENT 157, PER SURVEYS NO. 19251, 28021, AND 28686, AND THE PLATS OF "BLAND ACRES" AND "WILLAMETTE VIEW ESTATES", PLAT NO. 2545.

I HELD FOUND MONUMENTS 158, 157, 153, 151, AND 150, AND RECORD CURVE RADIUS PER SURVEY NO. 2004-239 AND THE PLAT OF "WILLAMETTE VIEW ESTATES", FOR THE CENTERLINE OF TANNLER DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY). I THEN CALCULATED THE NORTHEAST RIGHT OF WAY 30.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE, PER SAID PLAT.

FOR THE CENTERLINE OF SW BLANKENSIP ROAD, I HELD FOUND MONUMENT 150 (ORIGIN UNKNOWN) AND A POINT 30.00 FEET SOUTHWESTERLY OF FOUND MONUMENT 100, PER SURVEY NO. 2012-019. I THEN CALCULATED THE WESTERLY SEGMENT OF THE NORTH RIGHT OF WAY LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, EXTENDING THIS SOUTHEASTERLY RECORD DISTANCE PER SURVEY NO. 1558? TO AN ANGLE POINT, THEN PROCEEDED SOUTHEASTERLY THROUGH FOUND MONUMENT 181 TO INTERSECT THE ESTABLISHED WESTERLY RIGHT OF WAY LINE OF TANNLER ROAD.

ITEMS, EASEMENTS, AND ENCUMBRANCES:

Please refer to the title report noted in Surveyor's Note No. 1 for all items concerning agreements, liens, waivers, assessments, leases, taxes, and other matters of record which do not reflect survey matters and are not listed below. The following items were listed in the Title Report supplied by the client and are listed here with my comment.

As per Preliminary Title Report File No. 472525002936, from Chicago Title Company of Oregon, with an Effective date of July 2, 2025.

(9) A 20 foot wide utility and public access easement as set forth in City of West Linn Ordinance No. 1439 situated within vacated Greene Street, affecting Parcel I;
Ordinance No.: 1439
Recording Date: September 9, 1999
Recording No: 99-088818

And modified by instrument;
Recording Date: June 13, 2000
Recording No.: 2000-038153

(10) Reciprocal Access Easement Agreement, including a parking area easement situated within Parcel 3 and potential maintenance obligations, including the terms and provisions thereof;
Recording Date: September 17, 2013
Recording No.: 2013-065913

BENCHMARK / VERTICAL DATUM

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

ZONING NOTE

AT THE TIME OF THIS SURVEY, NO ZONING REPORT HAD BEEN PROVIDED TO THE SURVEYOR. HOWEVER, ACCORDING TO THE OFFICIAL CITY OF WEST LINN WEBSITE, SUBJECT PARCEL IS ZONED OBC – OFFICE BUSINESS CENTER.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
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TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76262PE
PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

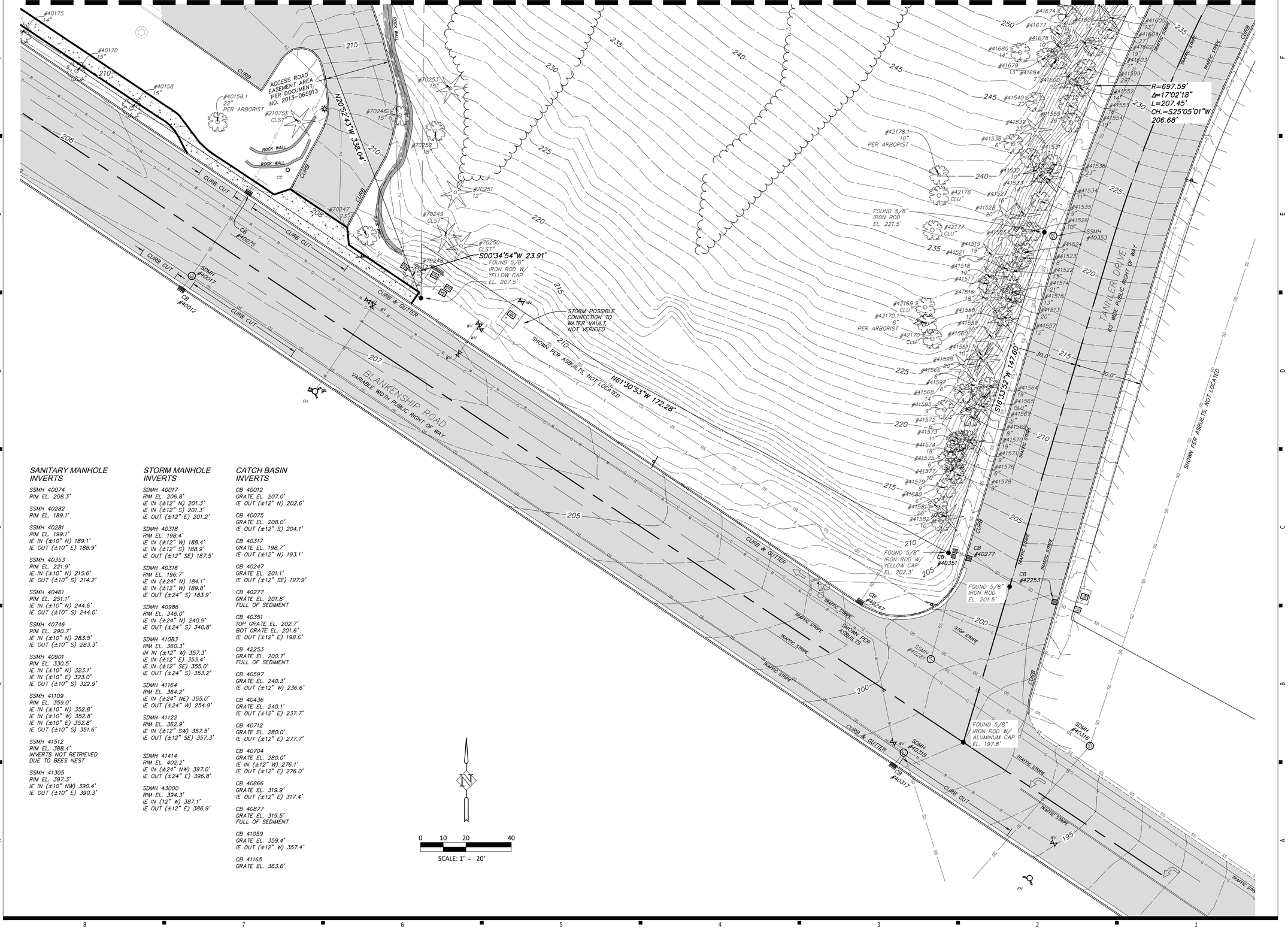
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OVERALL EXISTING CONDITIONS PLAN

C004

Date: Friday, May 29, 2026 8:20:59 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C003 - Existing Conditions Plan.dwg / User: Spencer Martin / Layout: C004



SANITARY MANHOLE INVERTS

SSMH 40074
RIM EL. 208.3'

SSMH 40282
RIM EL. 189.1'

SSMH 40281
RIM EL. 199.1'
IE IN (±10" N) 189.1'
IE OUT (±10" E) 188.9'

SSMH 40353
RIM EL. 221.9'
IE IN (±10" N) 215.6'
IE OUT (±10" S) 214.2'

SSMH 40461
RIM EL. 251.1'
IE IN (±10" N) 244.6'
IE OUT (±10" S) 244.0'

SSMH 40746
RIM EL. 290.7'
IE IN (±10" N) 283.5'
IE OUT (±10" S) 283.3'

SSMH 40901
RIM EL. 330.5'
IE IN (±10" N) 323.1'
IE IN (±10" E) 323.0'
IE OUT (±10" S) 322.9'

SSMH 41109
RIM EL. 359.0'
IE IN (±10" N) 352.8'
IE IN (±10" W) 352.8'
IE IN (±10" E) 352.8'
IE OUT (±10" S) 351.6'

SSMH 41512
RIM EL. 388.4'
INVERTS NOT RETRIEVED
DUE TO BEES NEST

SSMH 41305
RIM EL. 397.3'
IE IN (±10" NW) 390.4'
IE OUT (±10" E) 390.3'

STORM MANHOLE INVERTS

SDMH 40017
RIM EL. 206.8'
IE IN (±12" N) 201.3'
IE IN (±12" S) 201.3'
IE OUT (±12" E) 201.2'

SDMH 40318
RIM EL. 198.4'
IE IN (±12" W) 188.4'
IE IN (±12" S) 188.9'
IE OUT (±12" SE) 187.5'

SDMH 40316
RIM EL. 196.7'
IE IN (±24" N) 184.1'
IE IN (±12" W) 189.8'
IE OUT (±24" S) 183.9'

SDMH 40986
RIM EL. 346.0'
IE IN (±24" N) 240.9'
IE OUT (±24" S) 340.8'

SDMH 41083
RIM EL. 360.3'
IN IN (±12" W) 357.3'
IE IN (±12" E) 353.4'
IE IN (±12" SE) 355.0'
IE OUT (±24" S) 353.2'

SDMH 41164
RIM EL. 364.2'
IE IN (±24" NE) 355.0'
IE OUT (±24" W) 254.9'

SDMH 41122
RIM EL. 362.9'
IE IN (±12" SW) 357.5'
IE OUT (±12" SE) 357.3'

SDMH 41414
RIM EL. 402.2'
IE IN (±24" NW) 397.0'
IE OUT (±24" E) 396.8'

SDMH 43000
RIM EL. 394.3'
IE IN (12" W) 387.1'
IE OUT (±12" E) 386.9'

CATCH BASIN INVERTS

CB 40012
GRATE EL. 207.0'
IE OUT (±12" N) 202.6'

CB 40075
GRATE EL. 208.0'
IE OUT (±12" S) 204.1'

CB 40317
GRATE EL. 198.7'
IE OUT (±12" N) 193.1'

CB 40247
GRATE EL. 201.1'
IE OUT (±12" SE) 197.9'

CB 40277
GRATE EL. 201.8'
FULL OF SEDIMENT

CB 40351
TOP GRATE EL. 202.7'
BOT GRATE EL. 201.6'
IE OUT (±12" E) 198.6'

CB 42253
GRATE EL. 200.7'
FULL OF SEDIMENT

CB 40597
GRATE EL. 240.3'
IE OUT (±12" W) 236.6'

CB 40436
GRATE EL. 240.1'
IE OUT (±12" E) 237.7'

CB 40712
GRATE EL. 280.0'
IE OUT (±12" E) 277.7'

CB 40704
GRATE EL. 280.0'
IE IN (±12" W) 276.1'
IE OUT (±12" E) 276.0'

CB 40866
GRATE EL. 319.9'
IE OUT (±12" E) 317.4'

CB 40877
GRATE EL. 319.5'
FULL OF SEDIMENT

CB 41059
GRATE EL. 359.4'
IE OUT (±12" W) 357.4'

CB 41165
GRATE EL. 363.6'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
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TEL. 503.305.8033

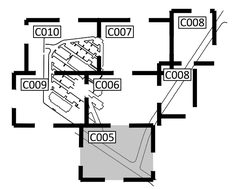
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PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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EXISTING CONDITIONS PLAN

C005

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MATCHLINE - SEE SHEET C007

MATCHLINE - SEE SHEET C009

MATCHLINE - SEE SHEET C008

MATCHLINE - SEE SHEET C005

EXISTING BUILDING

SCALE: 1" = 20'

CURB

ROCK WALL

TYP.

26.8'

#70289 36"

FOUND 5/8" IRON ROD W/ YELLOW CAP EL. 284.8'

#70287 10"

#70286

#70285 14"

#70284 21"

#70283 15"

#212666 9"

CURB

37.7' 4 PARKING STALLS

N33°15'57"E 229.03'

PARKING AREA EASEMENT PER DOCUMENT NO. 2013-065913

#70270 20"

#70269 14"

#70271 15"

#70268 16"

#70266 14"

#70265 16"

#70264 16"

#70263 12"

4 PARKING STALLS

#70003 12"

#70004 9"

#70005 8"

#70006 10"

#70007 10"

10 PARKING STALLS

109.3'

#70023 16"

#70022 19"

STUMPS WITH EPICORMIC GROWTH PER ARBORIST

FOUND 5/8" IRON ROD W/ YELLOW CAP EL. 246.9'

#70008 15"

PARKING AREA EASEMENT PER DOCUMENT NO. 2013-065913

5 PARKING STALLS

#70015 9"

#70016 13"

#70017 8"

#70018 14"

#70024 CLST"

#70020 9"

#70019 10"

N20°52'43"W 338.04'

#70009 13"

#70014 17"

#70010 10"

#70011 7"

ACCESS ROAD AREA EASEMENT PER DOCUMENT NO. 2013-065913

#70262 15"

#70261

#70255 10"

#70259 10"

#70260 17"

#70256 9"

#70257 16"

#70258 22"

#42249 18"

#42247 14"

#42248 16"

#70254 10"

#210949 21"

#210948 CLST"

#210947 CLST"

#210924 7"

#70003 CLST"

#41722 11"

#41720 8"

#41710 22"

#41700 7"

#41701 23"

#41703 8"

#41705 6"

#41691 11"

#41690 6"

#41692 8"

#41694 17"

#41693 6"

#41685.1 8" PER ARBORIST

#41685.2 13" PER ARBORIST

#41669 22"

#41689

#41688 23"

S33°36'10"W 762.18'

#41645 7"

#41646 8"

#41642 8"

#41638 19"

#41640 14"

#41639 13"

#41651 9"

#41636 9"

#41644 15"

SSMH #40461

#41643 14"

#41641 8"

#41637 6"

#41635 6"

#41652 9"

#41654 6"

#41653 6"

#41628 17"

#41657 15"

#41632 15"

#41631 16"

#41635

#41629 6"

#41626

#41623 8"

#41624 8"

#41625 17"

#41618 19"

#41620 9"

#41621 9"

#41660 7"

#41613 9"

#41662 19"

#41663 11"

#41619 21"

#41622 10"

#41666 18"

#41665 8"

#41667 6"

#41614

#41612

#41611 17"

#41610 18"

#41671

#41696

FOUND 5/8" IRON ROD W/ YELLOW CAP EL. 247.1'

FOUND 5/8" IRON ROD EL. 247.5'

TANNLER DRIVE

60' WIDE PUBLIC RIGHT OF WAY

CB #40436

CB #40597

0 10 20 40

HILL ARCHITECTS
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SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON RYAN MICHAEL MOSHER

PRELIMINARY

MAY, 22, 2015

EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

C010 C007 C008 C009 C006 C008 C005

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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EXISTING CONDITIONS PLAN

C006

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Date: Friday, May 29, 2026 8:21:06 AM / Location: P:\04-Salem\MCR_(Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C003 - Existing Conditions Plan.dwg / User: Spencer Martin / Layout: C007

"MADISON HEIGHTS CONDOMINIUM"

TAX LOT 80900
(MAP 2 1E 35BC)

"RIVERCREST HEIGHTS"

FOUND 5/8" IRON ROD WITH YELLOW CAP EL. 380.6'

EXISTING SHED

20.0' WIDE PUBLIC UTILITY AND ACCESS EASEMENT PER DOCUMENT NO. 99-088818 AND RE-RECORDED AS DOCUMENT NO. 2000-038153

4' VINYL FENCE 0.3' SOUTH OF PROPERTY LINE

4' VINYL FENCE

N83°04'47"E 304.67'

S06°55'13"E 70.00'

N83°04'47"E 438.93'

GREENE STREET
70' WIDE PUBLIC RIGHT OF WAY

N00°34'54"E 370.11'

ROCK WALL

6' WOOD FENCE

CURB

SSMH #41305

#41963.1 10" PER ARBORIST

#41983.1 9" PER ARBORIST

#41246.1 44" PER ARBORIST

#42055 CLUSTER

#42066 CLUSTER

#42074 CLUSTER

#42071 CLUSTER

#42072 CLUSTER

#42061 CLUSTER

#70528 "BASE"

MATCHLINE - SEE SHEET C010

MATCHLINE - SEE SHEET C008

MATCHLINE - SEE SHEET C006

0 10 20 40
SCALE: 1" = 20'

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1750 BLANKENSHIP ROAD
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REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER

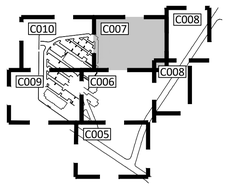
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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



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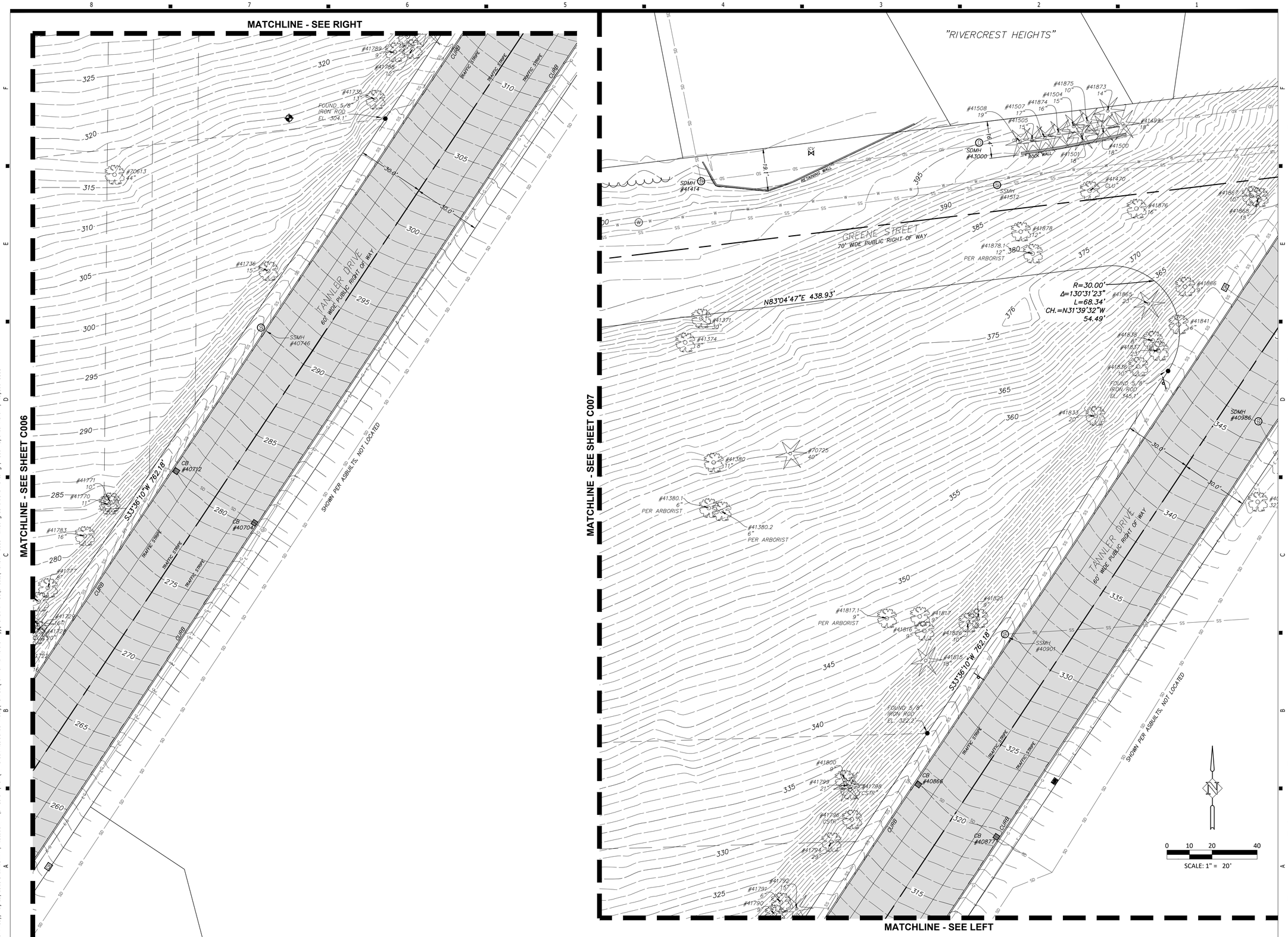
Project Number	Drawn by	Checked by
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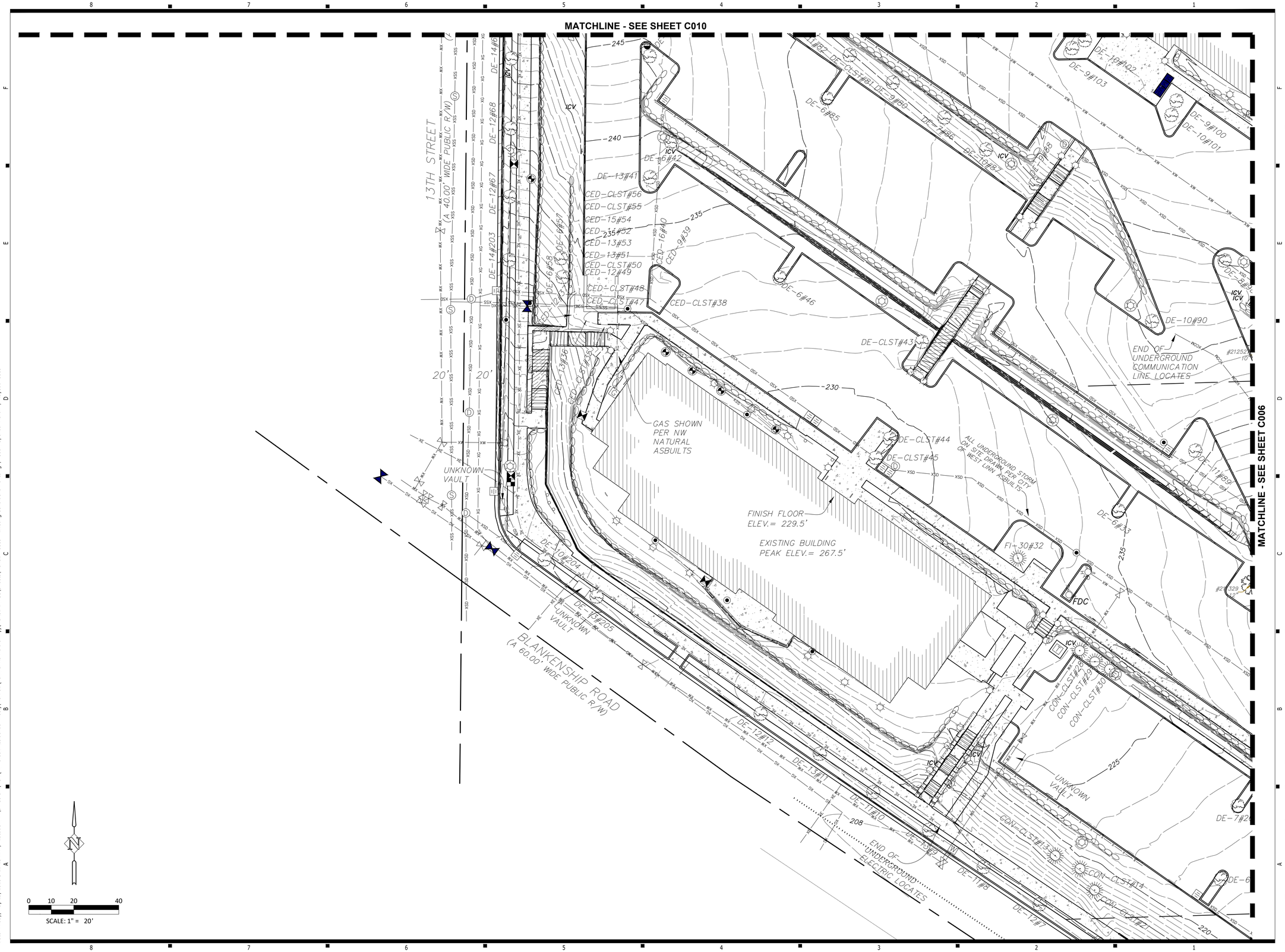
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EXISTING CONDITIONS PLAN

C007


MATCHLINE - SEE RIGHT
MATCHLINE - SEE SHEET C006
MATCHLINE - SEE SHEET C007
MATCHLINE - SEE LEFT
"RIVERCREST HEIGHTS"
TANNLER DRIVE
60' WIDE PUBLIC RIGHT OF WAY
GREENE STREET
70' WIDE PUBLIC RIGHT OF WAY
S33°36'10"W 762.18'
N83°04'47"E 438.93'
R=30.00'
Δ=130°31'23"
L=68.34'
CH.=N31°39'32"W
54.49'
SHOWN PER ASBUILTS, NOT LOCATED
RETAINING WALL
ROCK WALL
CURB
TRAFFIC STRIPE
SDMH #41414
SDMH #43000
SSMH #41512
SSMH #40746
SSMH #40901
SDMH #40986
CB #40712
CB #40704
CB #40866
CB #40877
FOUND 5/8" IRON ROD EL. 304.1'
FOUND 5/8" IRON ROD EL. 322.2'
FOUND 5/8" IRON ROD EL. 345.1'
#41789 9"
#41788 10"
#41735 13"
#41736 15"
#41771 10"
#41770 11"
#41783 16"
#41777 8"
#41726 16"
#41728 20"
#41722 16"
#41724 16"
#41723 16"
#41721 16"
#41720 16"
#41719 16"
#41718 16"
#41717 16"
#41716 16"
#41715 16"
#41714 16"
#41713 16"
#41712 16"
#41711 16"
#41710 16"
#41709 16"
#41708 16"
#41707 16"
#41706 16"
#41705 16"
#41704 16"
#41703 16"
#41702 16"



HILL ARCHITECTS
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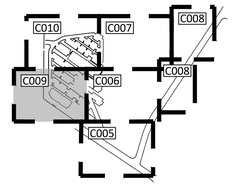
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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

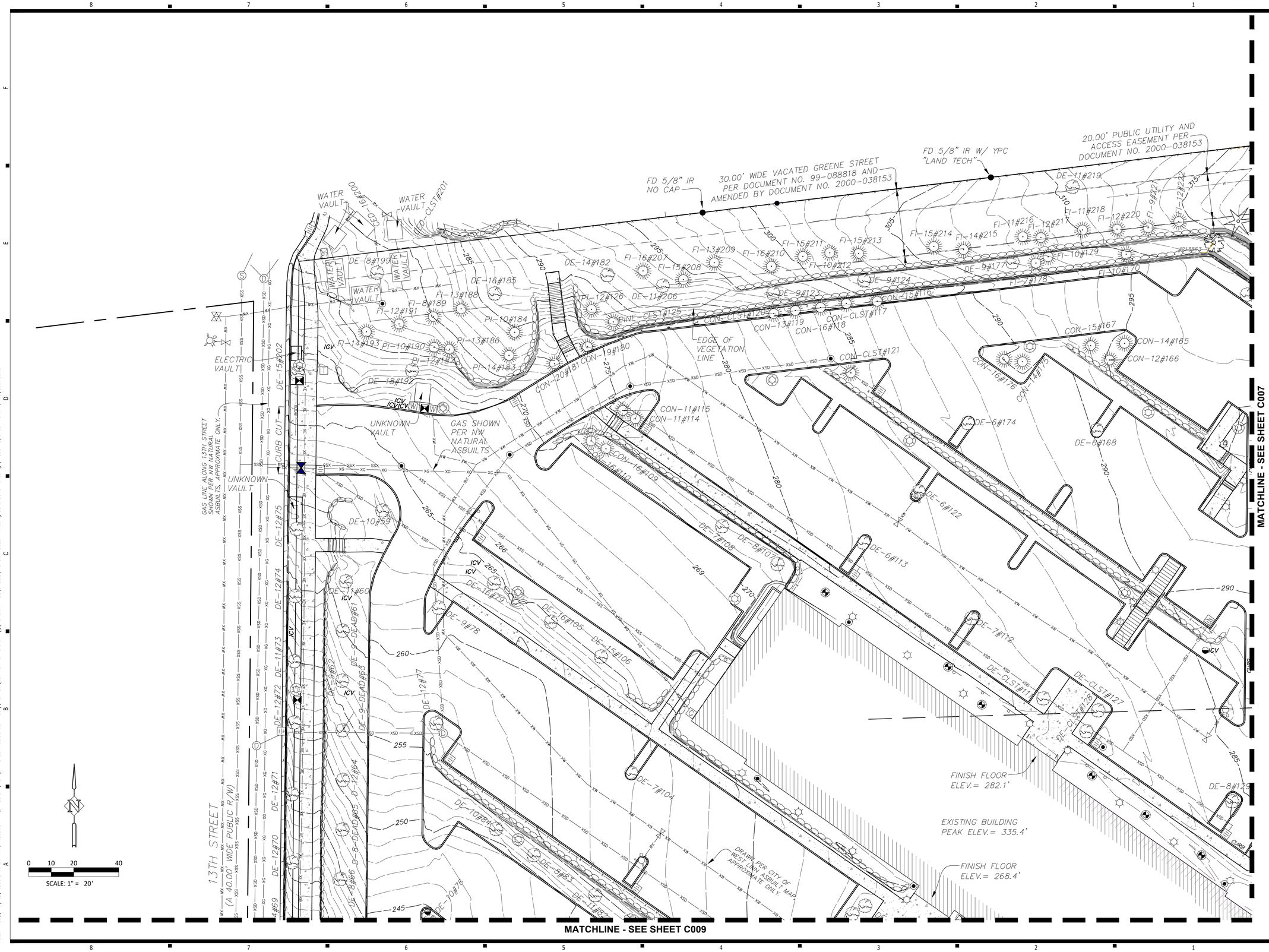
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EXISTING CONDITIONS PLAN

C009

Date: Friday, May 29, 2026 8:21:19 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tanner Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C009 - Existing Conditions Plan.dwg / User: Spencer Martin / Layout: C009



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1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

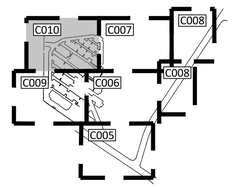
REGISTERED PROFESSIONAL ENGINEER 76295PE
PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

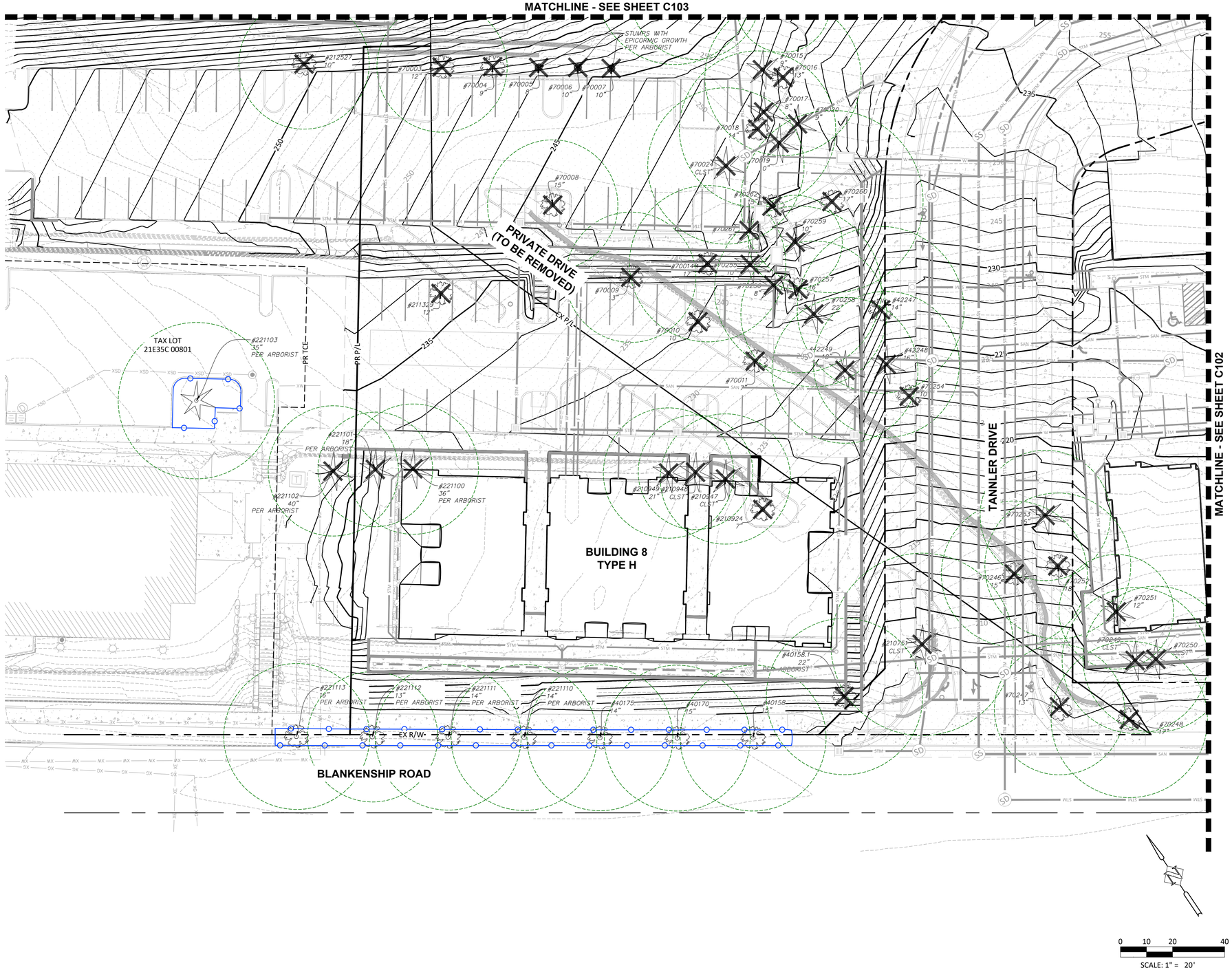
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EXISTING CONDITIONS PLAN

C010

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LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION.
3. ARBORIST TO BE ONSITE DURING CONSTRUCTION WHEN CRITICAL ROOT ZONES OF SIGNIFICANT TREES TO BE

SITE INFORMATION:

AREA OF TYPE I OR TYPE II LANDS: 87,479 SF (2.01 AC)
TOTAL SITE AREA: 494,715 SF (11.36 AC)
% OF TOTAL SITE COMPRISED OF TYPE I OR TYPE II LANDS: 17.7%

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

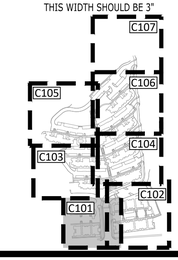
REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON MAY, 22, 2015 RYAN MICHAEL MOSHER
PRELIMINARY
EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



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TREE PROTECTION PLAN

C101

Date: Friday, May 29, 2026 8:21:56 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C100 - Tree Protection Plan.dwg / User: Spencer Martin / Layout: C101



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

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1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

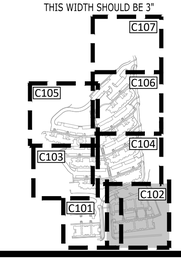
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
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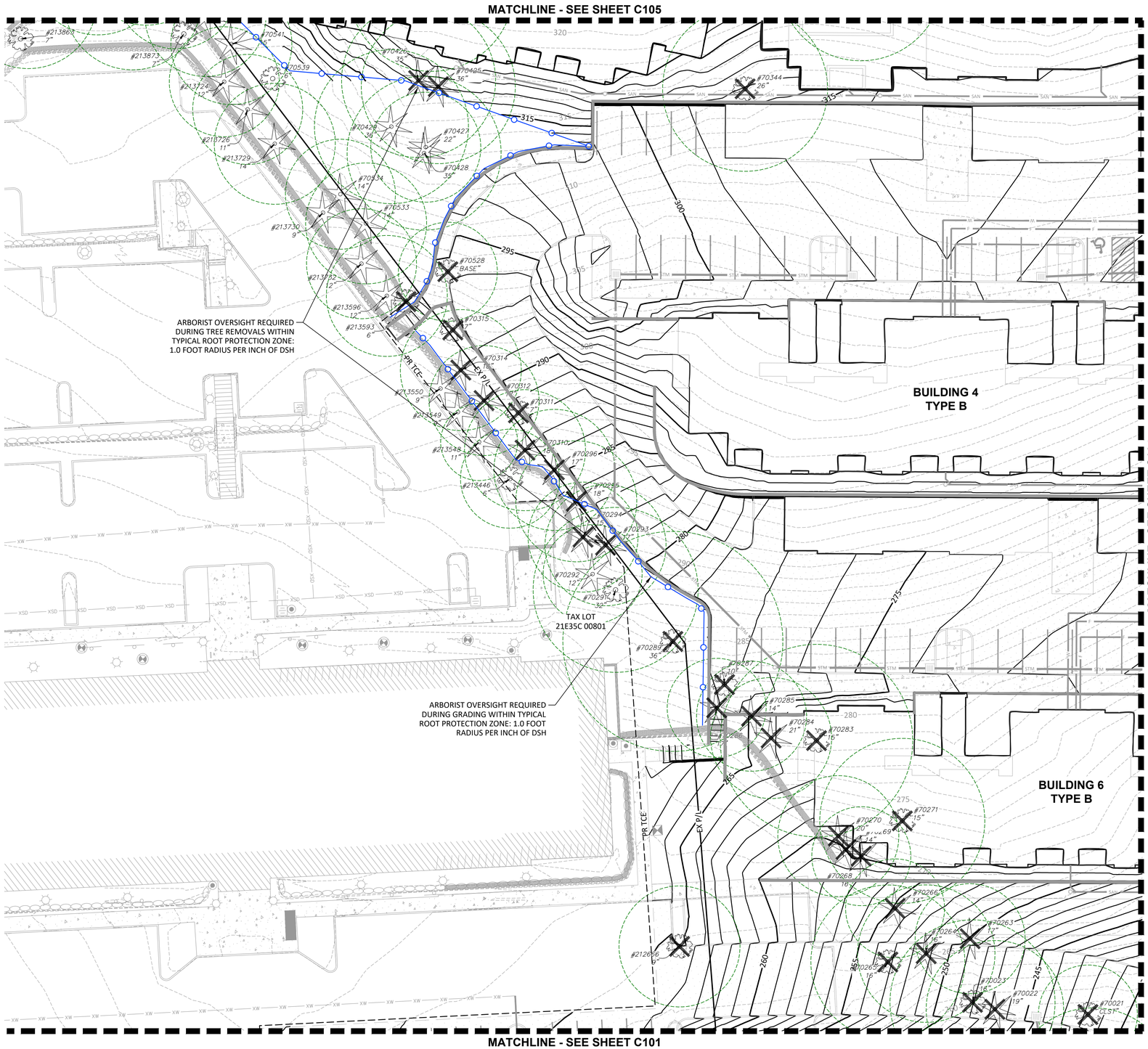
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TREE PROTECTION PLAN

C102

Date: Friday, May 29, 2026 8:22:06 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C100 - Tree Protection Plan.dwg / User: Spencer Martin / Layout: C102



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION.
3. ARBORIST TO BE ONSITE DURING CONSTRUCTION WHEN CRITICAL ROOT ZONES OF SIGNIFICANT TREES TO BE

SITE INFORMATION:

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TOTAL SITE AREA: 494,715 SF (11.36 AC)
% OF TOTAL SITE COMPRISED OF TYPE I OR TYPE II LANDS: 17.7%

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

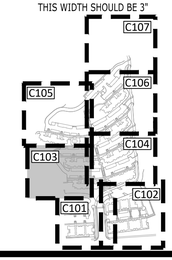
REGISTERED PROFESSIONAL ENGINEER 76295PE
PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
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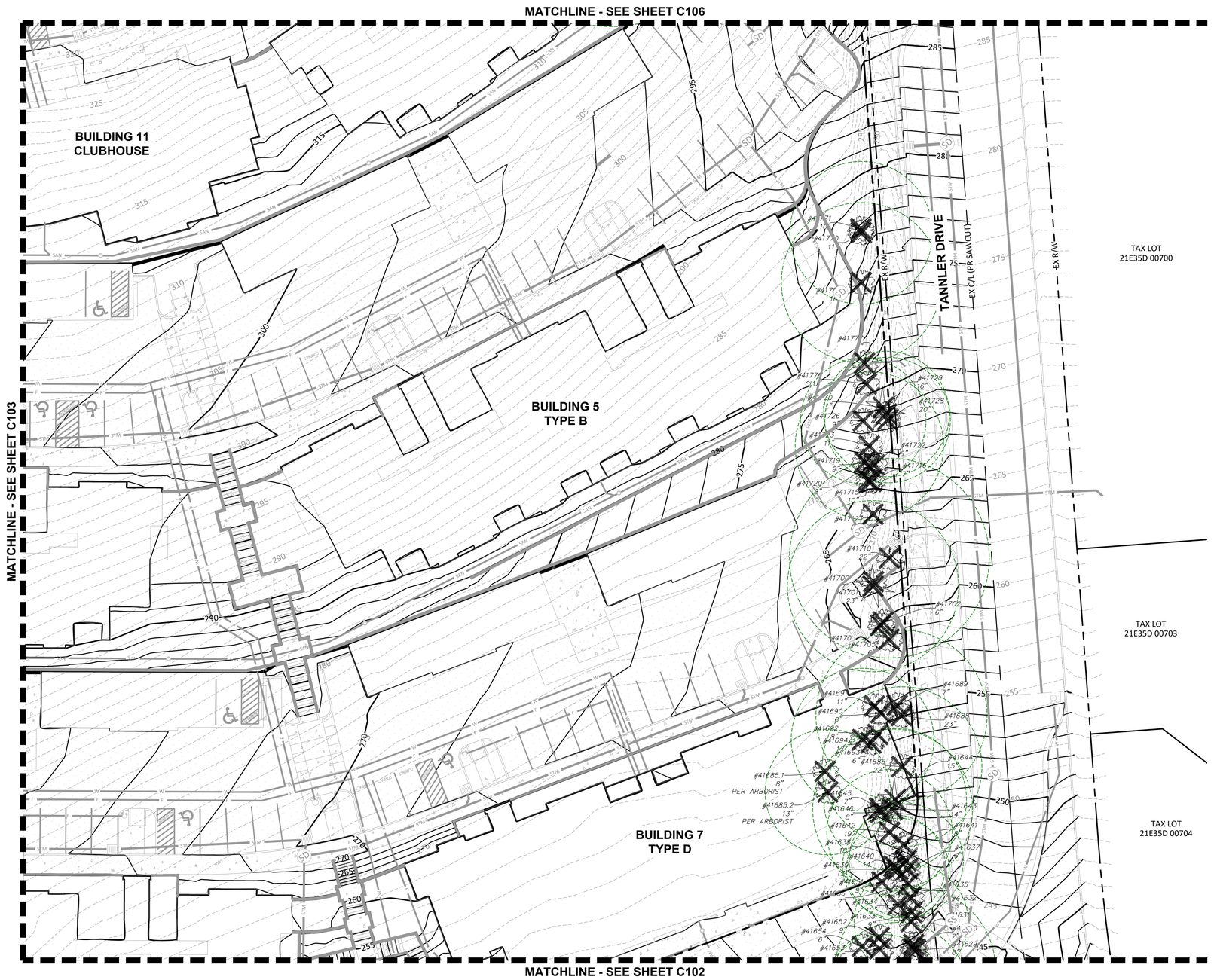
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TREE PROTECTION PLAN

C103

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LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION.
3. ARBORIST TO BE ONSITE DURING CONSTRUCTION WHEN CRITICAL ROOT ZONES OF SIGNIFICANT TREES TO BE

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% OF TOTAL SITE COMPRISED OF TYPE I OR TYPE II LANDS: 17.7%

0 10 20 40
SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

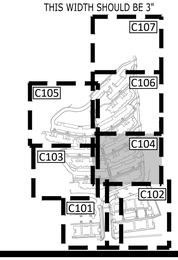
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
25006	HHPR	RMM

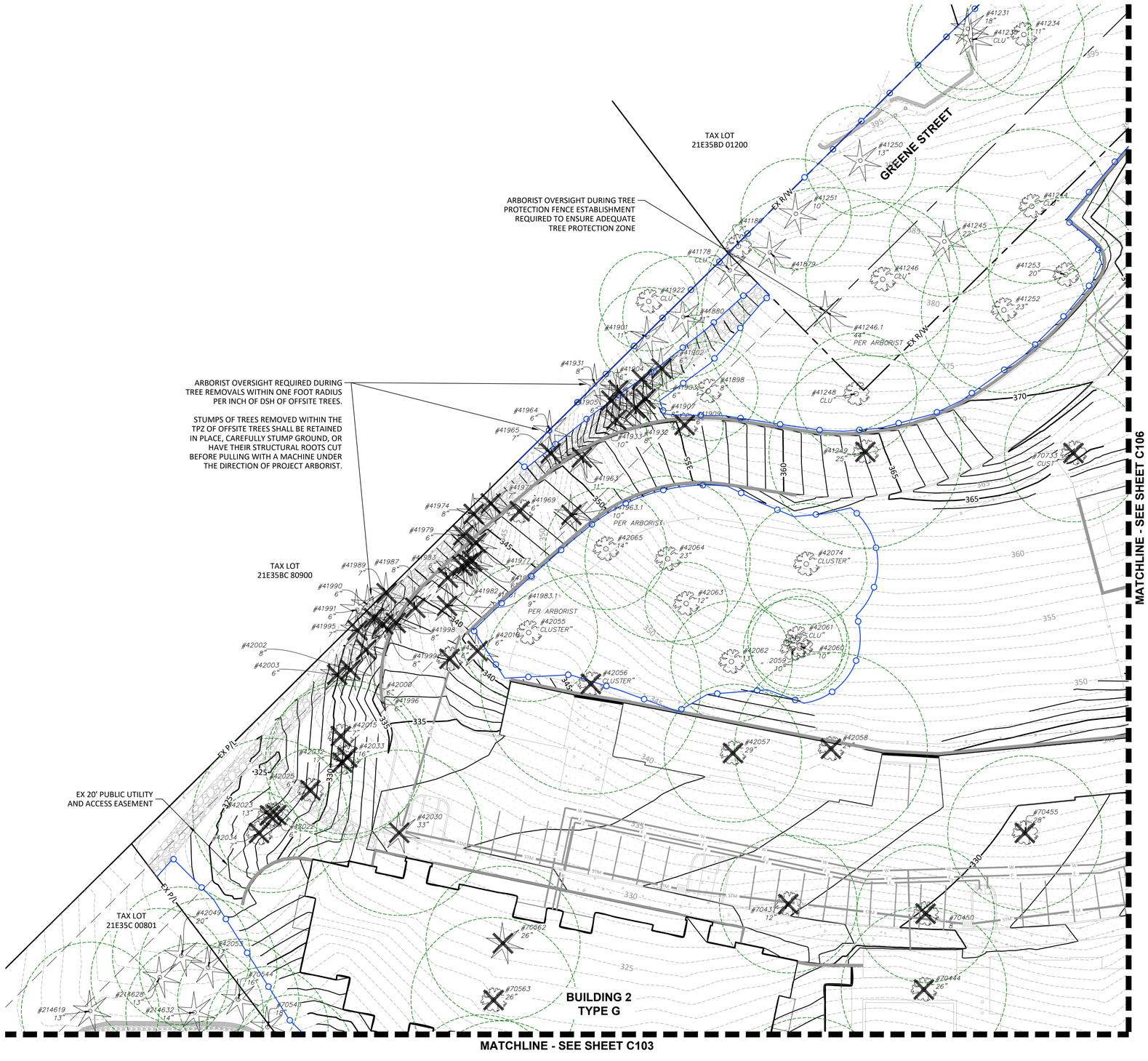
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TREE PROTECTION PLAN

C104

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LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION.
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SITE INFORMATION:

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SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

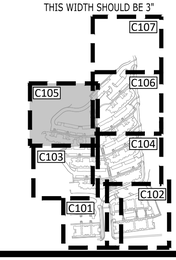
REGISTERED PROFESSIONAL ENGINEER 76295PE
PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
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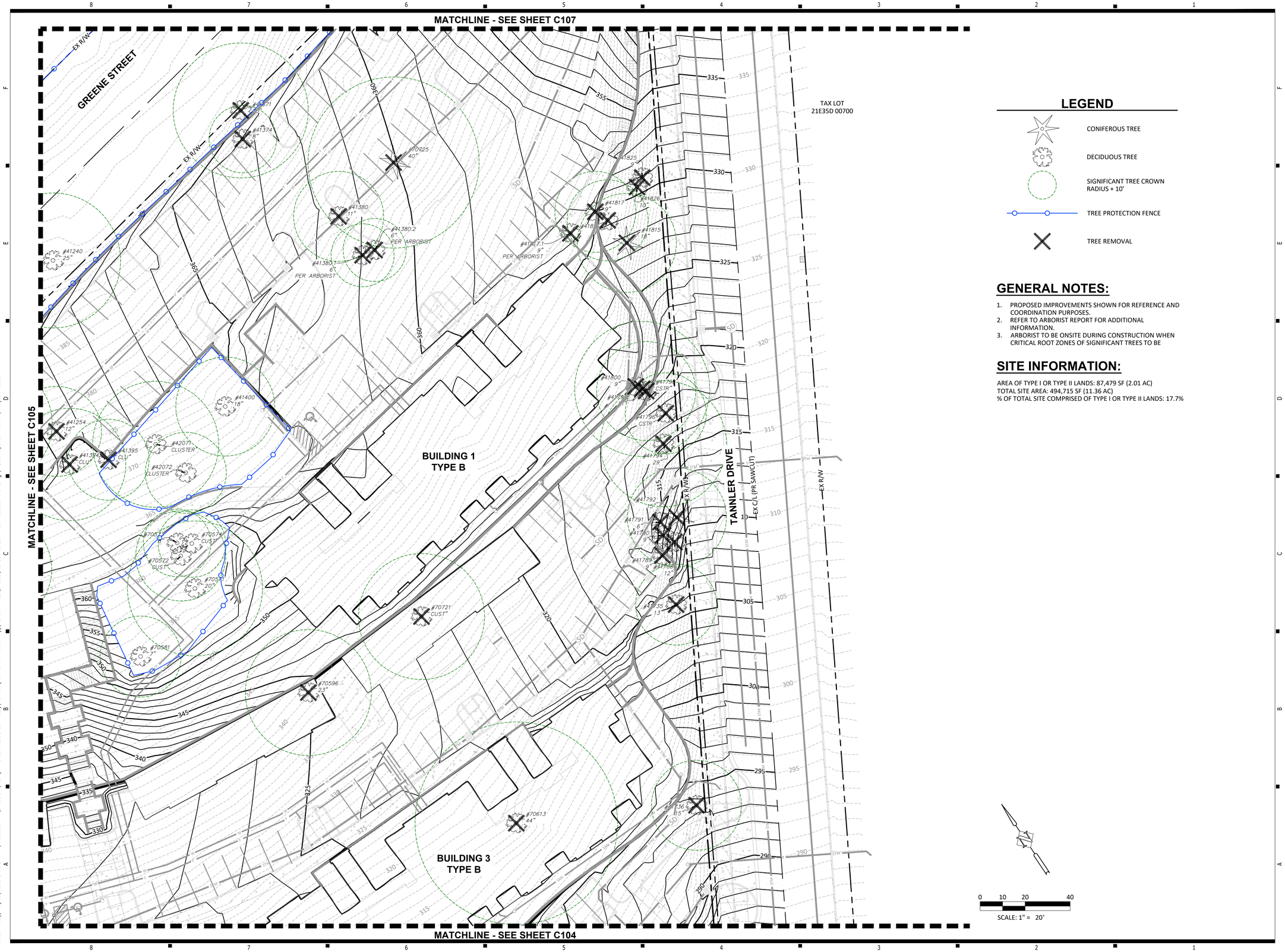
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TREE PROTECTION PLAN

C105

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LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
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WEST LINN, OREGON 97068
TEL. 503.305.8033

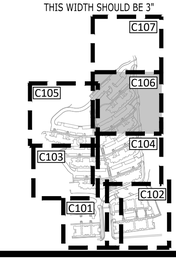
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PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

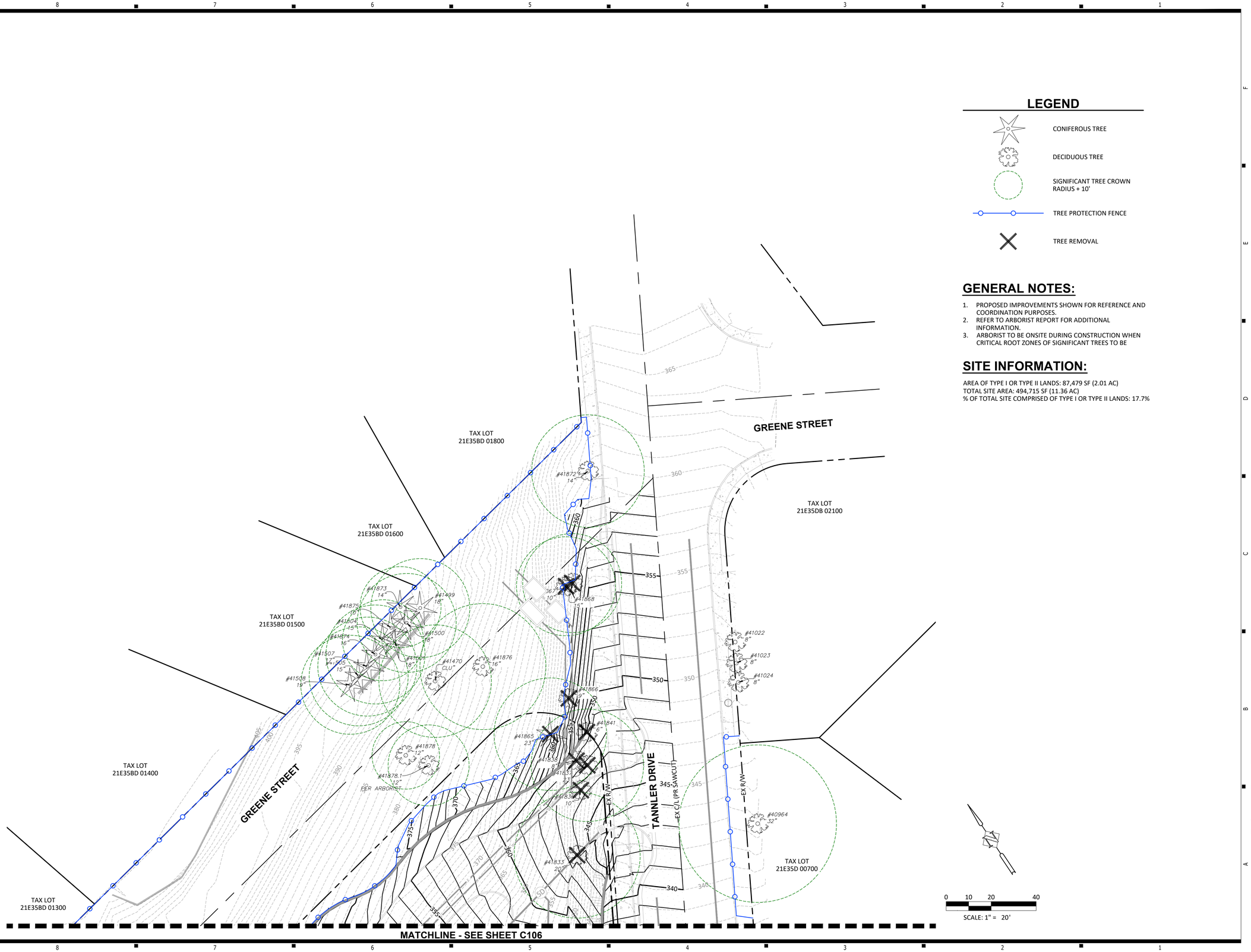
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TREE PROTECTION PLAN

C106

Date: Friday, May 29, 2026 8:22:57 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C100 - Tree Protection Plan.dwg / User: Spencer Martin / Layout: C106



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
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1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

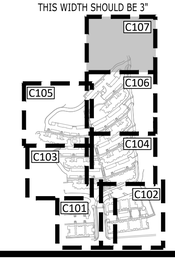
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



05/22/2026 LAND USE SUBMITTAL

Mark	Date	Revision/Issue

Project Number	Drawn by	Checked by
25006	HHPR	RMM

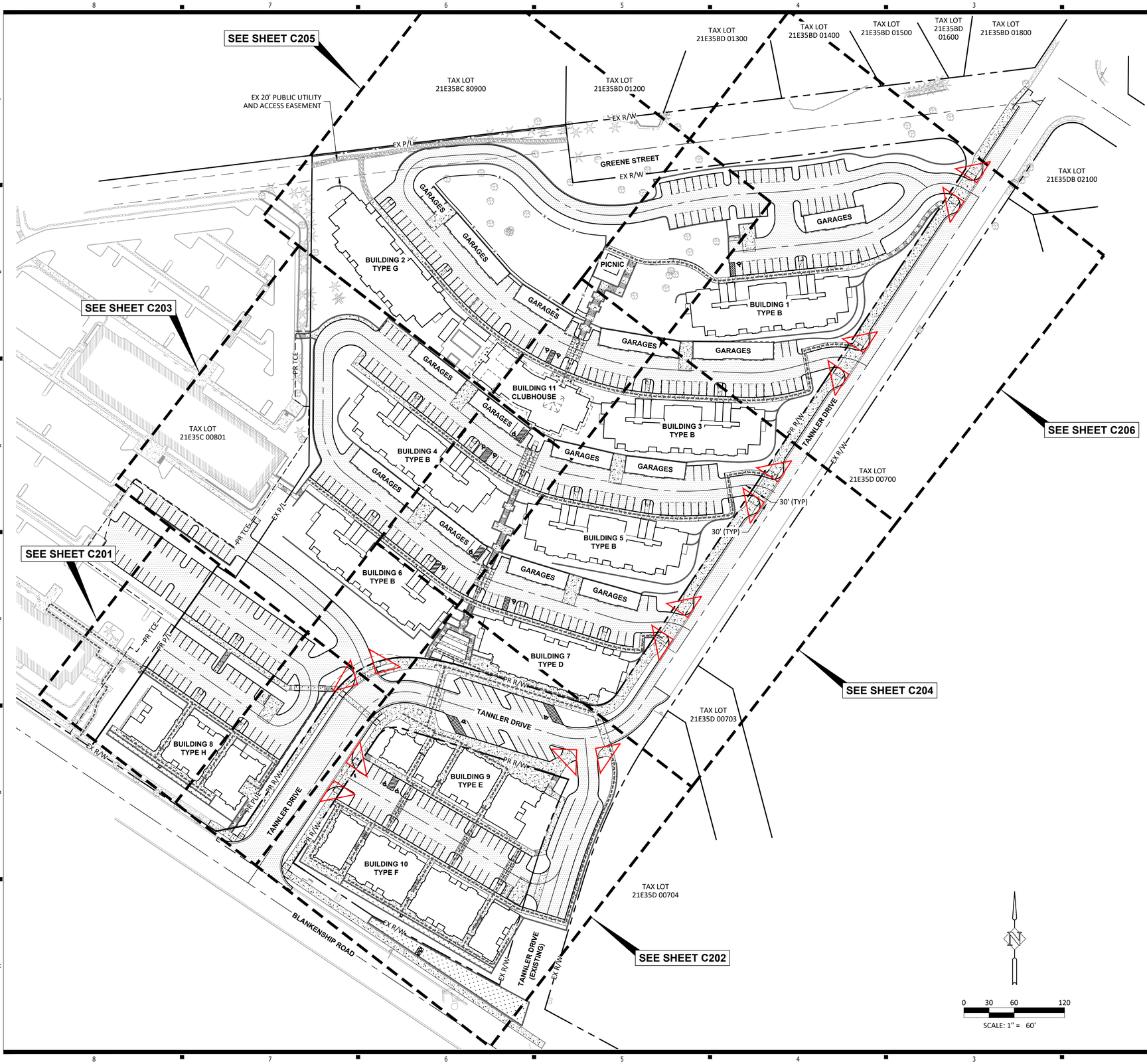
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TREE PROTECTION PLAN

C107

Date: Friday, May 29, 2026 8:23:05 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C100 - Tree Protection Plan.dwg / User: Spencer Martin / Layout: C107



PARKING STALL QUANTITIES	
STANDARD / COMPACT	ADA ACCESSIBLE
383 / 6	11

TOTAL PROJECT AREA = 494,715 SF (11.36 AC)
EXISTING IMPERVIOUS AREA = 16,703 SF (0.38 AC)
PROPOSED IMPERVIOUS AREA = 349,536 SF (8.02 AC)

GENERAL NOTES:

1. ELECTRONIC FILES WILL BE PROVIDED TO CONTRACTOR FOR SITE LAYOUT.
2. THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO PROVIDE CONSTRUCTION STAKING FOR ALL SITE WORK, INCLUDING BUT NOT LIMITED TO GRADING, PAVING, CURBS, UTILITIES, SITE ELETRICAL, ETC.
3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT AREAS AND STRIPING, SEE STRIPING AND SURFACING PLANS.

SITE INFORMATION:

2410-2444 TANNLER DRIVE
TAX LOTS 4100, 102, AND 200 TAX MAP 21E35C (11.36 ACRES)
ZONING: OFFICE BUSINESS CENTER
NEIGHBORHOOD ASSOCIATION: SAVANNAH OAKS

LEGEND

ACCESSIBLE ROUTE TO ROW OR AMENITIES

30' X 30' SIGHT CLEARANCE TRIANGLES

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY. 22, 2015
EXPIRES: 12/31/26

HHPR Harper Houf Peterson Righellis Inc.
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530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

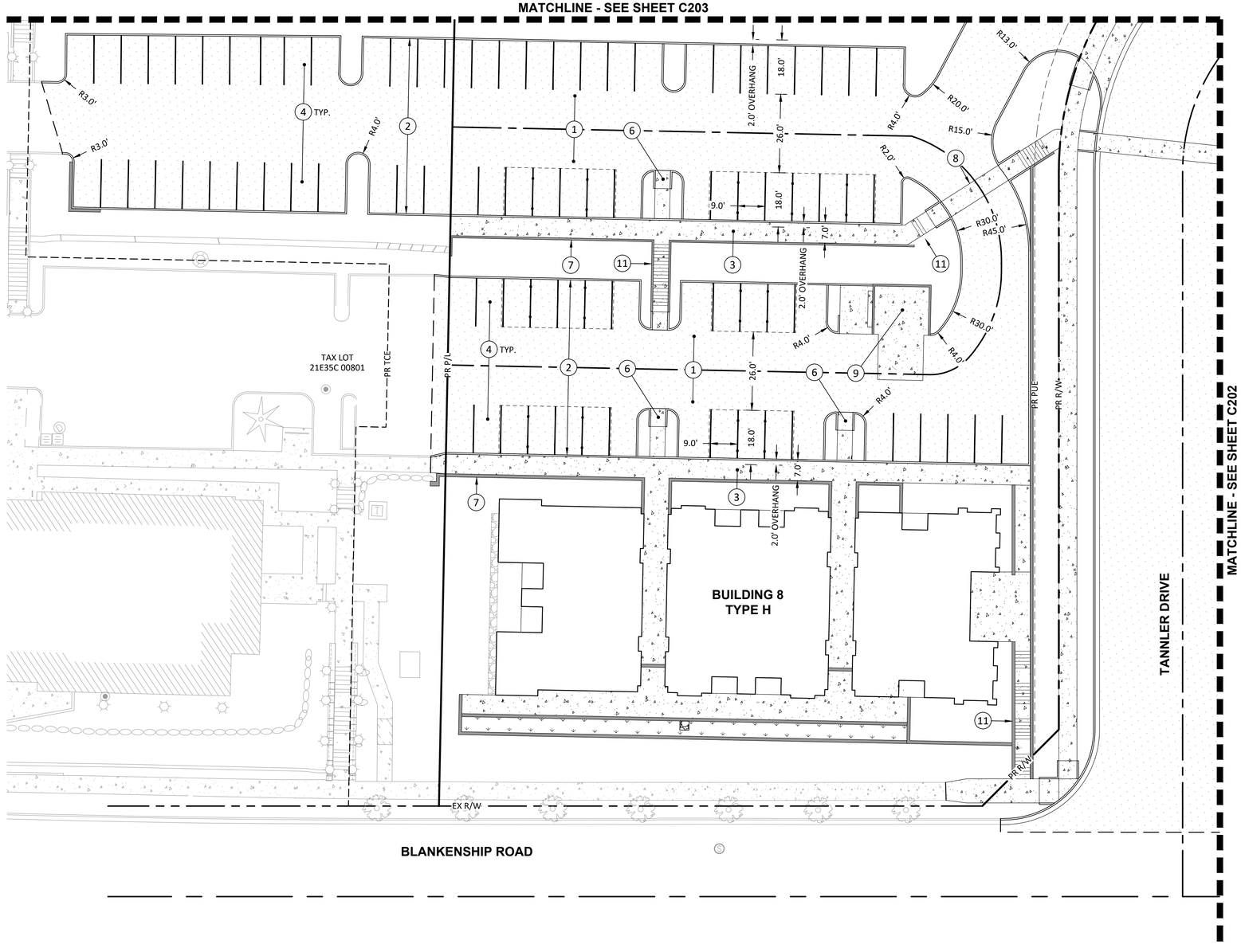
Project Number	Drawn by	Checked by
25006	HHPR	RMM

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OVERALL SITE PLAN

C200

Date: Friday, May 29, 2026 8:23:17 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C200 - Overall Site Plan.dwg / User: Spencer Martin / Layout: C200



CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED 6" STANDARD CONCRETE CURB.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED STANDARD PARKING STALL.
6. PROPOSED ACCESSIBLE CURB RAMP.
7. PROPOSED RETAINING WALL.
8. PROPOSED PEDESTRIAN CROSSING.
9. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.
11. PROPOSED STAIRS.

PARKING STALL QUANTITIES	
STANDARD / COMPACT	ADA ACCESSIBLE
383 / 6	11

TOTAL PROJECT AREA = 494,715 SF (11.36 AC)
EXISTING IMPERVIOUS AREA = 16,703 SF (0.38 AC)
PROPOSED IMPERVIOUS AREA = 349,536 SF (8.02 AC)

GENERAL NOTES:

1. ELECTRONIC FILES WILL BE PROVIDED TO CONTRACTOR FOR SITE LAYOUT.
2. THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO PROVIDE CONSTRUCTION STAKING FOR ALL SITE WORK, INCLUDING BUT NOT LIMITED TO GRADING, PAVING, CURBS, UTILITIES, SITE ELETRICAL, ETC.
3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT AREAS AND STRIPING, SEE STRIPING AND SURFACING PLANS.

0 10 20 40
SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

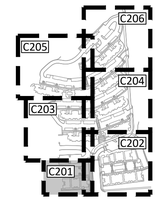
REGISTERED PROFESSIONAL ENGINEER 76295PE
PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

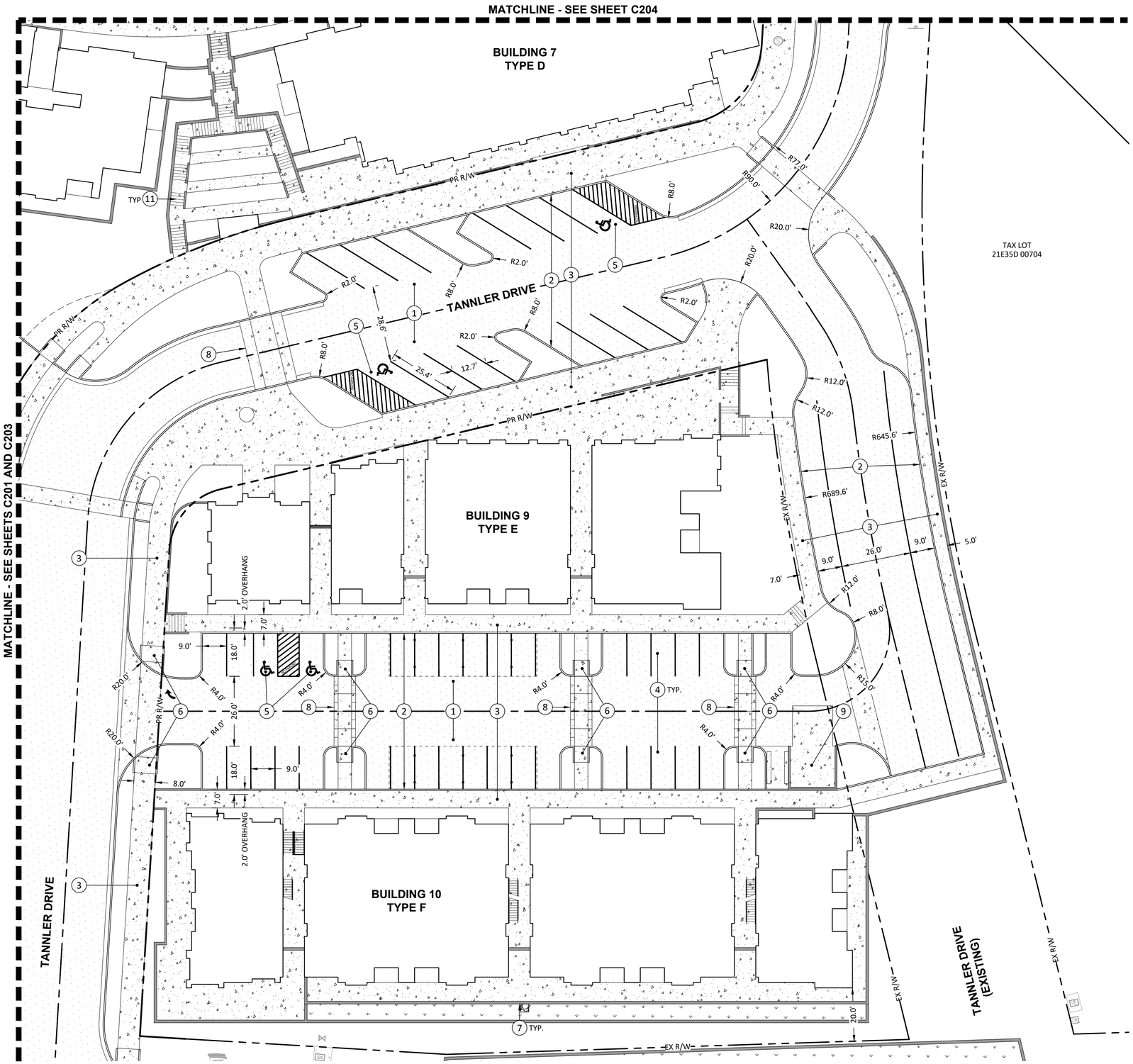
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CIVIL SITE PLAN

C201

Date: Friday, May 29, 2026 8:23:28 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C201 - Civil Site Plan.dwg / User: Spencer Martin / Layout: C201



CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED 6" STANDARD CONCRETE CURB.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED STANDARD PARKING STALL.
5. PROPOSED STANDARD ACCESSIBLE STALL.
6. PROPOSED ACCESSIBLE CURB RAMP.
7. PROPOSED RETAINING WALL.
8. PROPOSED PEDESTRIAN CROSSING.
9. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.
11. PROPOSED STAIRS.

PARKING STALL QUANTITIES	
STANDARD / COMPACT	ADA ACCESSIBLE
383 / 6	11

TOTAL PROJECT AREA = 494,715 SF (11.36 AC)
EXISTING IMPERVIOUS AREA = 16,703 SF (0.38 AC)
PROPOSED IMPERVIOUS AREA = 349,536 SF (8.02 AC)

GENERAL NOTES:

1. ELECTRONIC FILES WILL BE PROVIDED TO CONTRACTOR FOR SITE LAYOUT.
2. THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO PROVIDE CONSTRUCTION STAKING FOR ALL SITE WORK, INCLUDING BUT NOT LIMITED TO GRADING, PAVING, CURBS, UTILITIES, SITE ELETRICAL, ETC.
3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT AREAS AND STRIPING, SEE STRIPING AND SURFACING PLANS.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

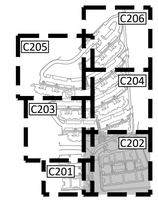
REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

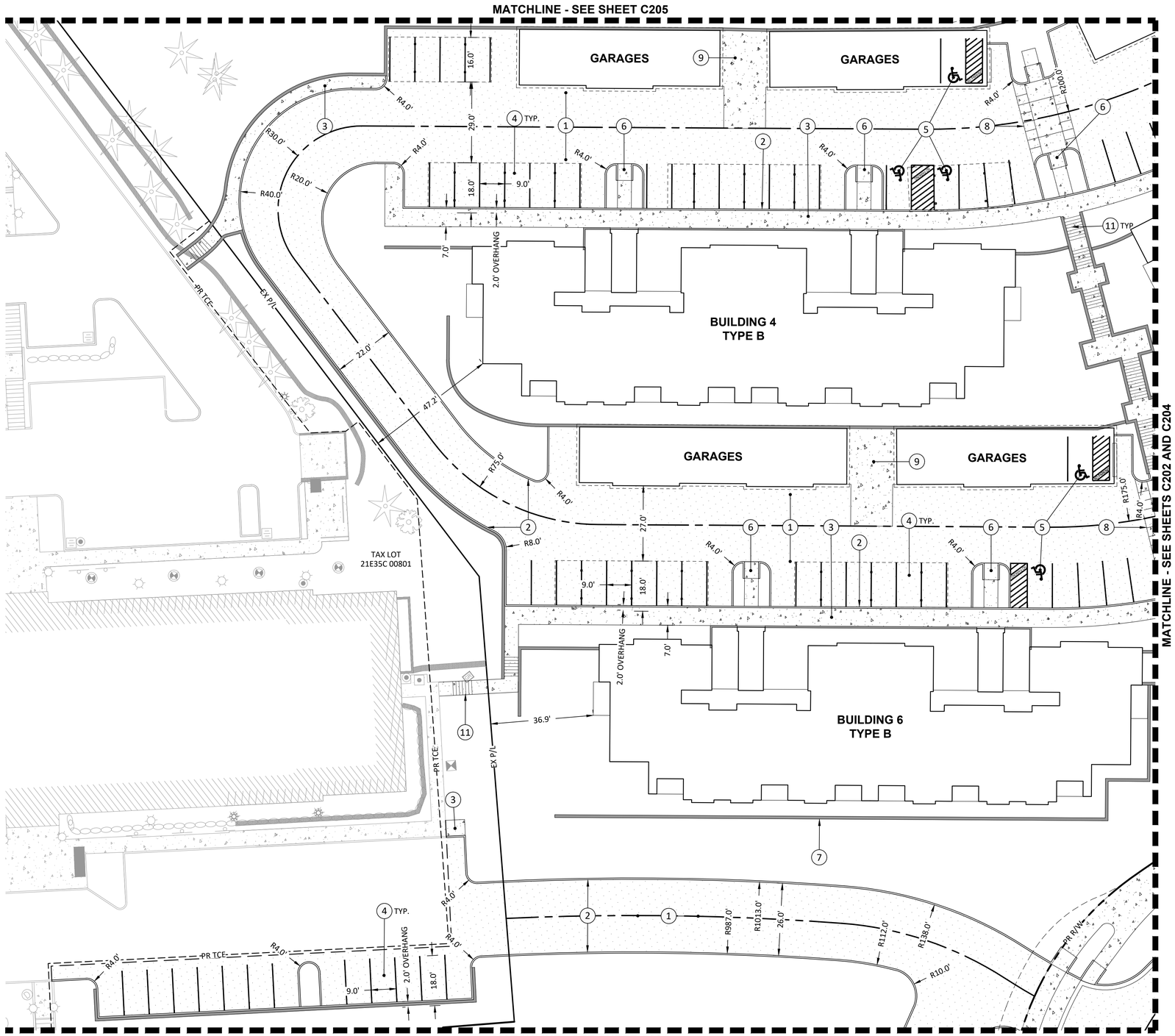
Project Number	Drawn by	Checked by
25006	HHPR	RMM

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CIVIL SITE PLAN

C202

Date: Friday, May 29, 2026 8:23:31 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 [Tannler Rd Multifamily]\MCR01-DWGS\Sheets\MCR01 - C201 - Civil Site Plan.dwg / User: Spencer Martin / Layout: C202



CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED 6" STANDARD CONCRETE CURB.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED STANDARD PARKING STALL.
5. PROPOSED STANDARD ACCESSIBLE STALL.
6. PROPOSED ACCESSIBLE CURB RAMP.
7. PROPOSED RETAINING WALL.
8. PROPOSED PEDESTRIAN CROSSING.
9. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.
11. PROPOSED STAIRS.

PARKING STALL QUANTITIES	
STANDARD / COMPACT	ADA ACCESSIBLE
383 / 6	11

TOTAL PROJECT AREA = 494,715 SF (11.36 AC)
EXISTING IMPERVIOUS AREA = 16,703 SF (0.38 AC)
PROPOSED IMPERVIOUS AREA = 349,536 SF (8.02 AC)

GENERAL NOTES:

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2. THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO PROVIDE CONSTRUCTION STAKING FOR ALL SITE WORK, INCLUDING BUT NOT LIMITED TO GRADING, PAVING, CURBS, UTILITIES, SITE ELETRICAL, ETC.
3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT AREAS AND STRIPING, SEE STRIPING AND SURFACING PLANS.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

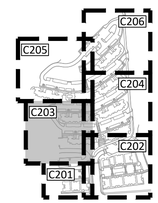
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



05/22/2026 LAND USE SUBMITTAL

Mark	Date	Revision/Issue

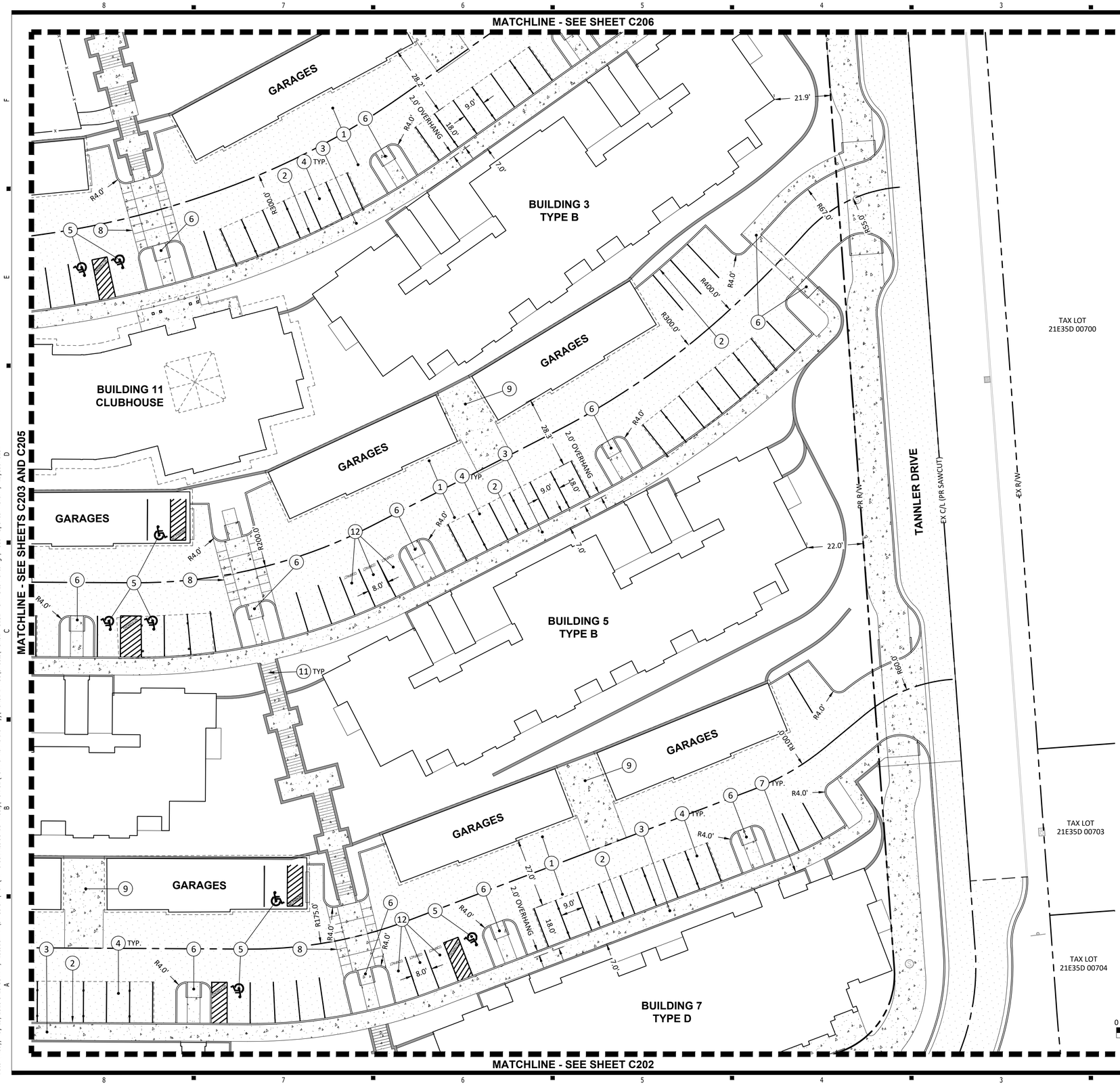
Project Number	Drawn by	Checked by
25006	HHPR	RMM

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CIVIL SITE PLAN

C203

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CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED 6" STANDARD CONCRETE CURB.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED STANDARD PARKING STALL.
5. PROPOSED STANDARD ACCESSIBLE STALL.
6. PROPOSED ACCESSIBLE CURB RAMP.
7. PROPOSED RETAINING WALL.
8. PROPOSED PEDESTRIAN CROSSING.
9. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.
11. PROPOSED STAIRS.
12. PROPOSED COMPACT PARKING STALL.

PARKING STALL QUANTITIES	
STANDARD / COMPACT	ADA ACCESSIBLE
383 / 6	11

TOTAL PROJECT AREA = 494,715 SF (11.36 AC)
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PROPOSED IMPERVIOUS AREA = 349,536 SF (8.02 AC)

GENERAL NOTES:

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2. THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO PROVIDE CONSTRUCTION STAKING FOR ALL SITE WORK, INCLUDING BUT NOT LIMITED TO GRADING, PAVING, CURBS, UTILITIES, SITE ELETRICAL, ETC.
3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT AREAS AND STRIPING, SEE STRIPING AND SURFACING PLANS.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

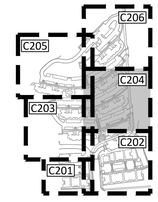
REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

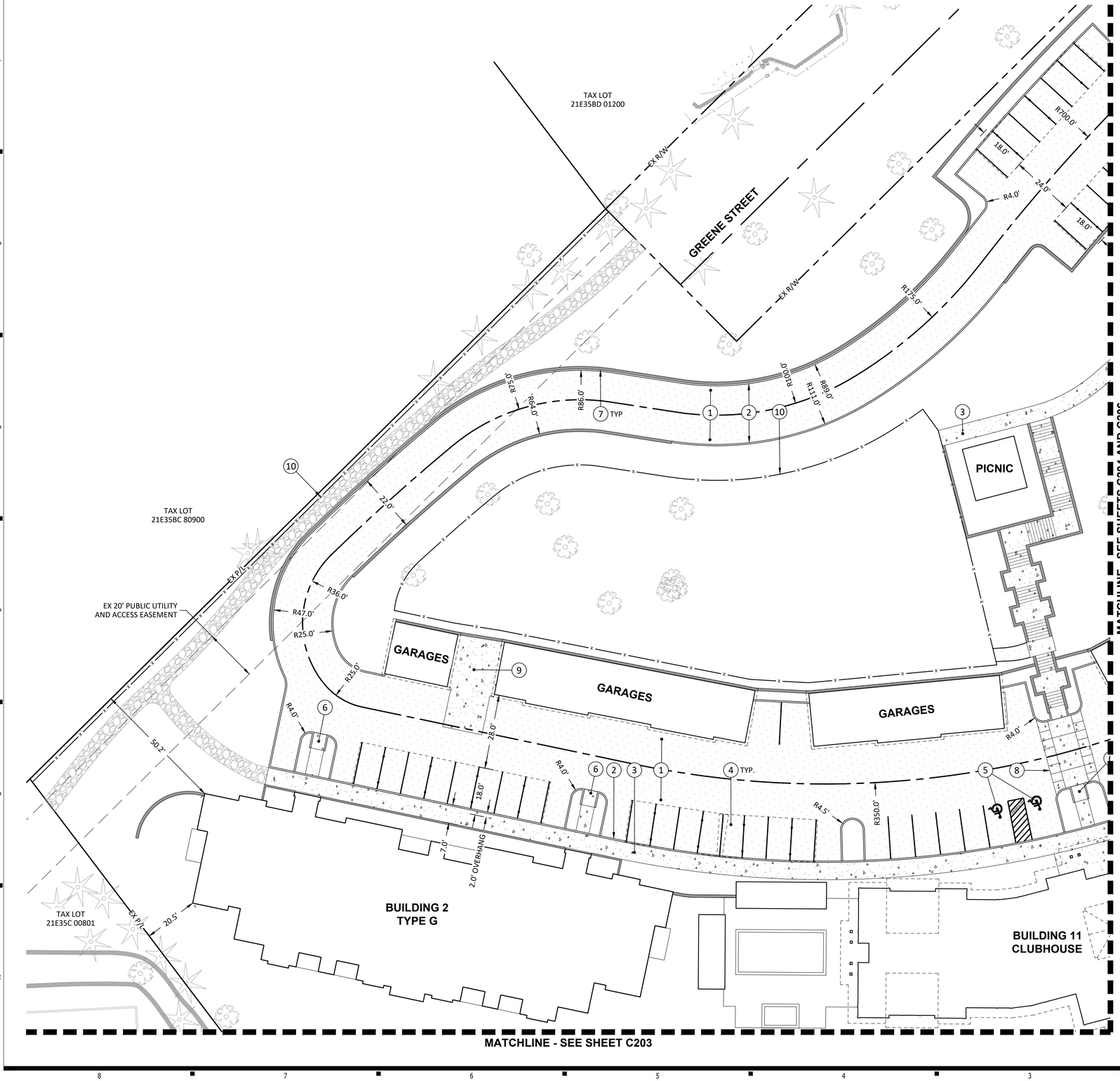
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CIVIL SITE PLAN

C204

Date: Friday, May 29, 2026 8:23:36 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-CIVIL\SS\Sheets\MCR01 - C201 - Civil Site Plan.dwg / User: Spencer Martin / Layout: C204



CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED 6" STANDARD CONCRETE CURB.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED STANDARD PARKING STALL.
6. PROPOSED ACCESSIBLE CURB RAMP.
7. PROPOSED RETAINING WALL.
8. PROPOSED PEDESTRIAN CROSSING.
9. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.
10. PROPOSED FENCE.

PARKING STALL QUANTITIES	
STANDARD / COMPACT	ADA ACCESSIBLE
383 / 6	11

TOTAL PROJECT AREA = 494,715 SF (11.36 AC)
EXISTING IMPERVIOUS AREA = 16,703 SF (0.38 AC)
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3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT AREAS AND STRIPING, SEE STRIPING AND SURFACING PLANS.

0 10 20 40
SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

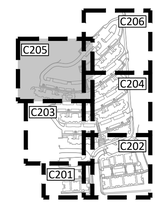
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

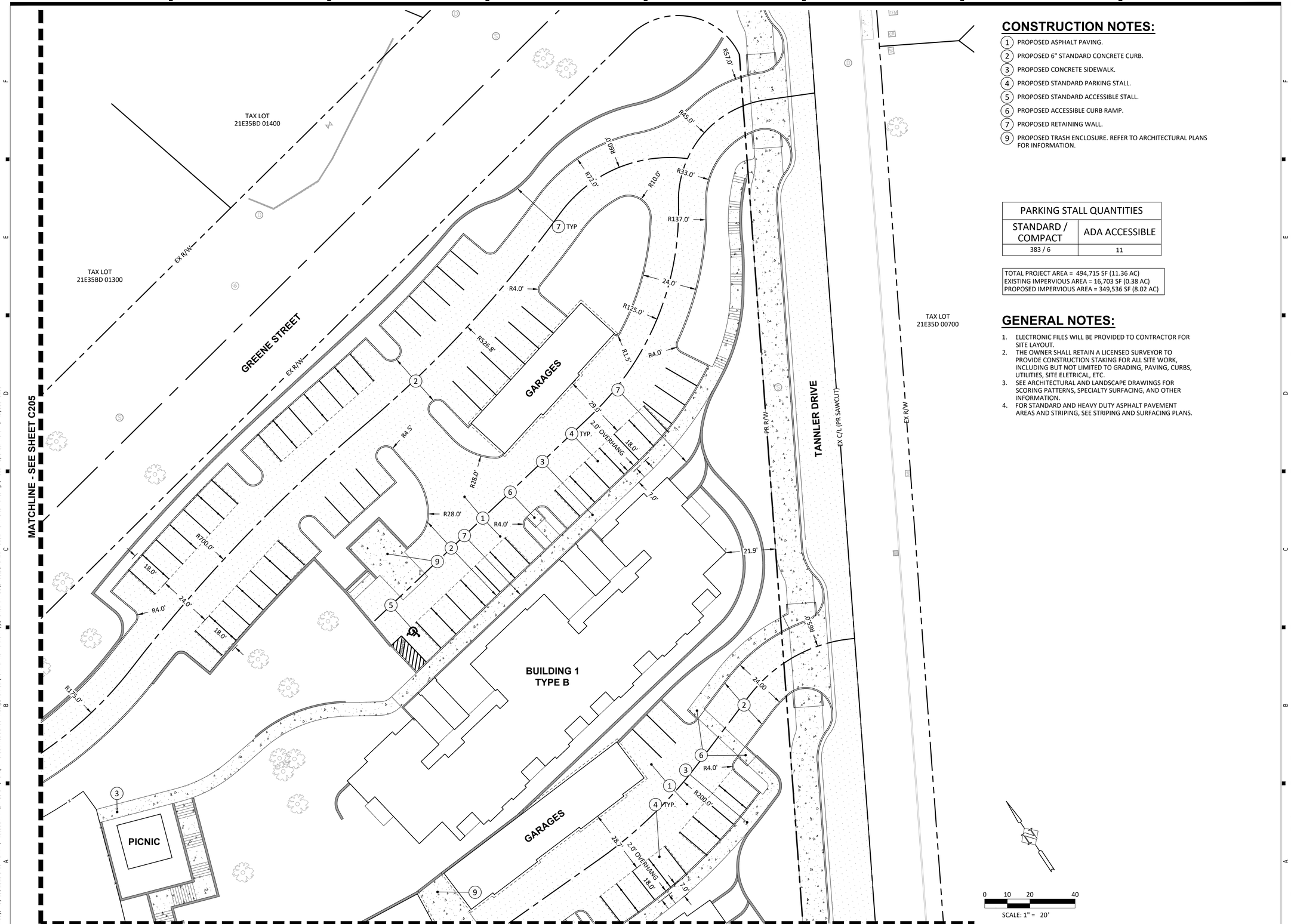
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CIVIL SITE PLAN

C205

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CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED 6" STANDARD CONCRETE CURB.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED STANDARD PARKING STALL.
5. PROPOSED STANDARD ACCESSIBLE STALL.
6. PROPOSED ACCESSIBLE CURB RAMP.
7. PROPOSED RETAINING WALL.
9. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.

PARKING STALL QUANTITIES	
STANDARD / COMPACT	ADA ACCESSIBLE
383 / 6	11

TOTAL PROJECT AREA = 494,715 SF (11.36 AC)
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3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD AND HEAVY DUTY ASPHALT PAVEMENT AREAS AND STRIPING, SEE STRIPING AND SURFACING PLANS.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

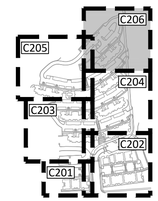
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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CIVIL SITE PLAN

C206

Date: Friday, May 29, 2026 8:23:42 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C201 - Civil Site Plan.dwg / User: Spencer Martin / Layout: C206



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- FLOW DIRECTION
- XXX.XX TC / XXX.XX G

TC = TOP OF CURB
EG = EXISTING GRADE
FG = FINISH GRADE
FFE = FINISH FLOOR ELEVATION
G = GUTTER LINE
RIM = RIM
SW = SIDEWALK

GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
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530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

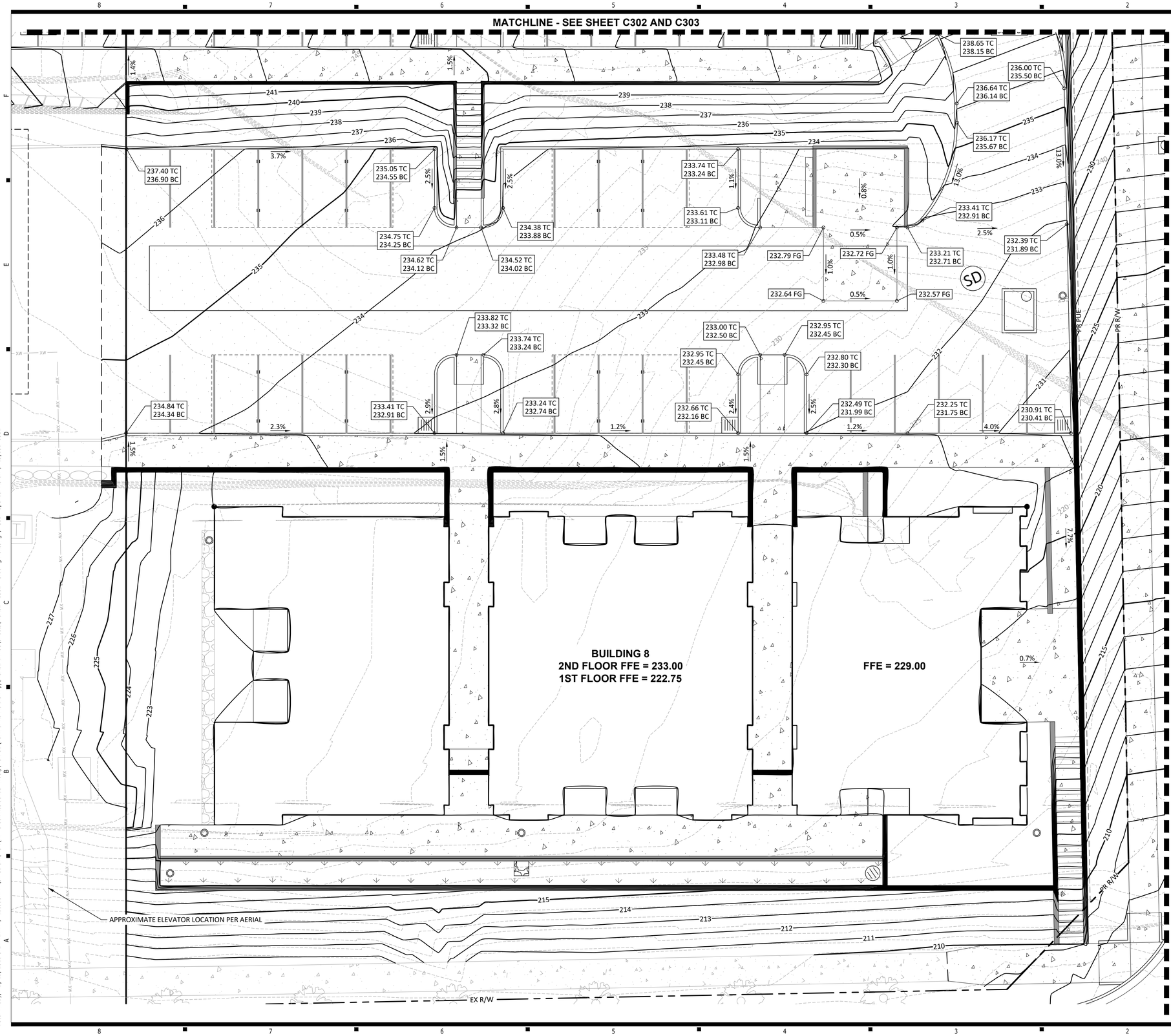
Project Number	Drawn by	Checked by
25006	HHPR	RMM

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OVERALL GRADING PLAN

C300

Date: Friday, May 29, 2026 8:24:16 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C300 - Overall Grading Plan.dwg / User: Spencer Martin / Layout: C300 OVERALL GRADING PLAN



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- XXX.XX TC / XXX.XX BC
- TC = TOP OF CURB
- BC = BOTTOM OF CURB
- EG = EXISTING GRADE
- FG = FINISH GRADE
- FFE = FINISH FLOOR ELEVATION
- RIM = RIM ELEVATION
- SW = SIDEWALK / CONCRETE
- TW = TOP OF WALL

GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

0 5 10 20
SCALE: 1" = 10'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

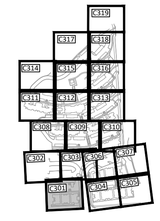
REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

HHPR Harper Houf Peterson Righellis Inc.
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LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

C301

Date: Friday, May 29, 2026 8:24:41 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamiler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C301 - Grading Plan.dwg / User: Spencer Martin / Layout: C301

Date: Friday, May 29, 2026 8:24:49 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamiler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C301 - Grading Plan.dwg / User: Spencer Martin / Layout: C302

MATCHLINE - SEE SHEET C308

EXISTING BUILDING

0 5 10 20
SCALE: 1" = 10'

TAX LOT
21E35C 00801

RETAINING WALL
10.0' MAX HEIGHT

EX P/L

PR TCE

PR P/L

MATCHLINE - SEE SHEET C303

MATCHLINE - SEE SHEET C301

266.14 TC
265.64 BC

266.05 TC
265.55 BC

265.46 TC
264.96 BC

264.26 TC
263.76 BC

265.15 TC
264.65 BC

263.86 TC
263.36 BC

263.04 TC
262.54 BC

263.86 TC
263.36 BC

263.59 TC
263.09 BC

265.84 TC
265.34 BC

265.70 TC
265.20 BC

265.60 TC
265.10 BC

265.48 TC
264.98 BC

267.62 TC
267.12 BC

267.40 TC
266.90 BC

267.15 TC
266.65 BC

266.75 TC
266.25 BC

255.70 TC
255.20 BC

255.32 TC
254.82 BC

255.28 TC
254.78 BC

254.76 TC
254.26 BC

254.62 TC
254.12 BC

254.24 TC
253.74 BC

251.47 TC
250.97 BC

251.08 TC
250.58 BC

251.17 TC
250.67 BC

250.79 TC
250.29 BC

250.32 TC
249.82 BC

249.94 TC
249.44 BC

249.95 TC
249.45 BC

249.56 TC
249.06 BC

246.01 TC
245.51 BC

246.39 TC
245.89 BC

246.10 TC
245.60 BC

245.72 TC
245.22 BC

245.20 TC
244.70 BC

245.44 TC
244.94 BC

245.56 TC
245.06 BC

244.89 TC
244.39 BC

245.27 TC
244.77 BC

244.60 TC
244.10 BC

PROPOSED LEGEND:

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  - RIM = RIM ELEVATION
  - SW = SIDEWALK / CONCRETE
  - TW = TOP OF WALL

GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL 503.305.8033

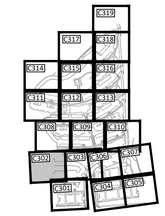
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



05/22/2026 LAND USE SUBMITTAL

Mark	Date	Revision/Issue

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

C302

MATCHLINE - SEE SHEET C309

MATCHLINE - SEE SHEET C302

MATCHLINE - SEE SHEET C301

BUILDING 6
2ND FLOOR FFE = 273.00
1ST FLOOR FFE = 262.75

245.37 TC
244.87 BC

242.08 TC
241.58 BC

244.63 TC
244.13 BC

241.50 TC
241.00 BC

236.60 TC
236.10 BC

239.26 TC
238.76 BC

235.13 TC
234.63 BC

237.18 TC
236.68 BC

242.61 TC
242.11 BC

241.01 TC
240.51 BC

242.31 TC
241.81 BC

241.77 TC
241.27 BC

239.40 TC
238.90 BC

241.26 TC
240.76 BC

239.85 TC
239.35 BC

241.49 TC
240.99 BC

239.45 TC
238.95 BC

239.46 TC
238.96 BC

241.16 TC
240.66 BC

238.97 TC
238.47 BC

238.65 TC
238.15 BC

236.00 TC
235.50 BC

14.9% 12.8% 15.0% 2.8% 2.2% 12.8% 15.0% 5.1% 11.8% 8.5% 9.0% 4.7% 2.5% 3.1% 9.1% 12.0% 2.5% 4.5% 2.5% 4.8% 1.5%

SD

4+00

0 5 10 20
SCALE: 1" = 10'

PROPOSED LEGEND:

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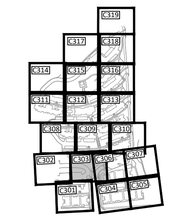
REGISTERED PROFESSIONAL ENGINEER
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OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
PRELIMINARY
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

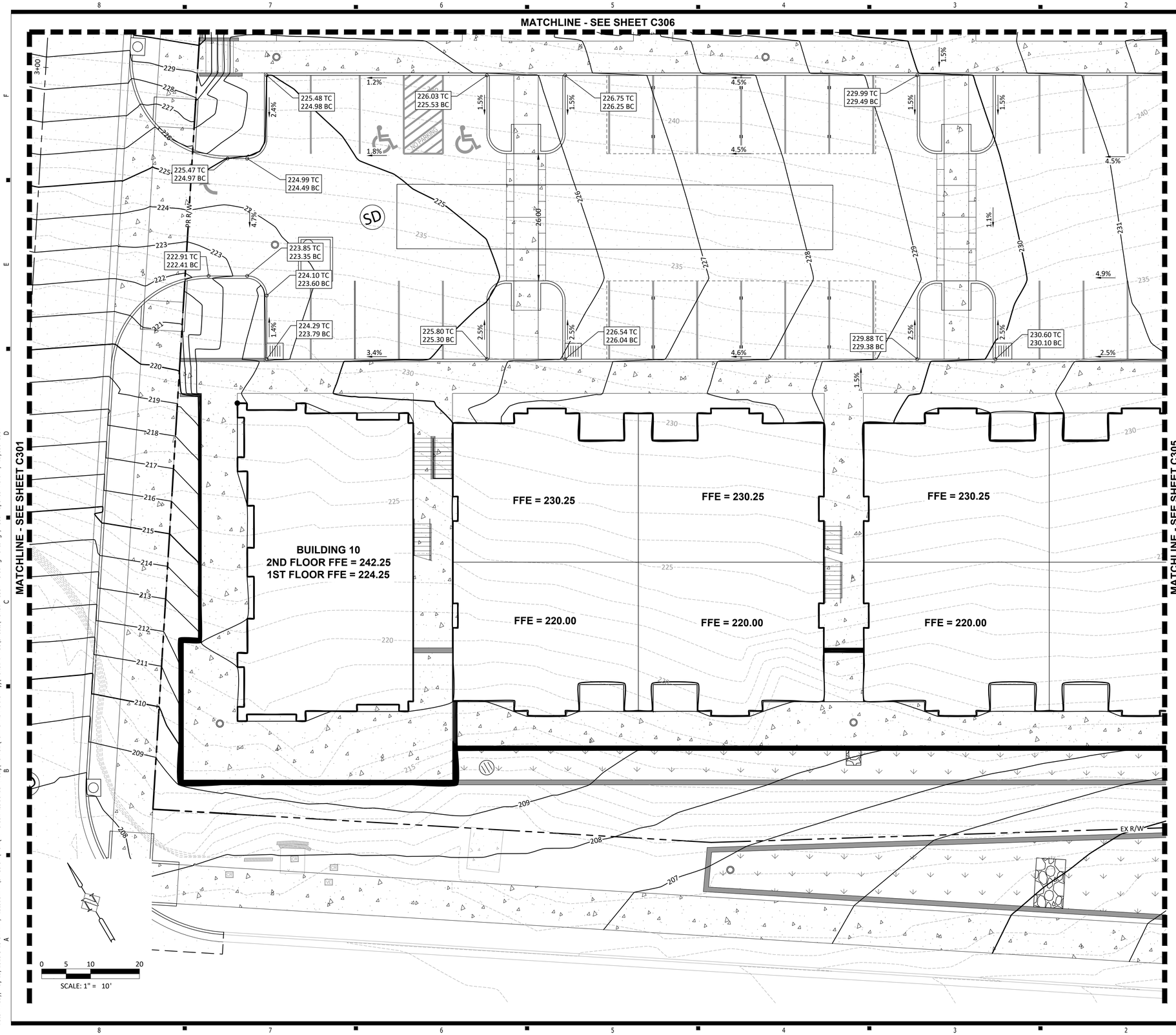
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GRADING PLAN

C303

Date: Friday, May 29, 2026 8:24:58 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 [Tannler Rd Multifamily]\MCR01-DWGS\Sheets\MCR01 - C301 - Grading Plan.dwg / User: Spencer Martin / Layout: C303



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
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TEL. 503.305.8033

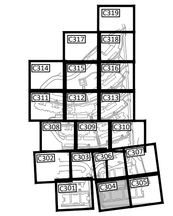
REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON MAY, 22, 2015 RYAN MICHAEL MOSHER
PRELIMINARY
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
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GRADING PLAN

C304

Date: Friday, May 29, 2026 8:25:54 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tanner Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C304 - Grading Plan.dwg / User: Spencer Martin / Layout: C304

MATCHLINE - SEE SHEET C307

MATCHLINE - SEE SHEET C304

233.45 TC
232.95 BC

234.77 TC
234.27 BC

230.71 TC
230.21 BC

232.73 TC
232.23 BC

233.86 TC
233.36 BC

233.85 TC
233.35 BC

234.25 TC
233.75 BC

233.98 TC
233.48 BC

233.27 TC
232.77 BC

233.79 TC
233.29 BC

233.23 FG

233.16 FG

233.62 TC
233.12 BC

233.01 FG

233.08 FG

233.83 TC
233.33 BC

235.42 TC
234.92 BC

230.60 TC
230.10 BC

231.72 TC
231.22 BC

232.12 TC
231.62 BC

233.85 TC
233.35 BC

RETAINING WALL
15.0' MAX HEIGHT

BUILDING 10
2ND FLOOR FFE = 232.00
1ST FLOOR FFE = 220.00

FFE = 230.25

FFE = 232.00

FFE = 220.00

FFE = 220.00

FFE = 220.00

TANNLER DRIVE
(EXISTING)

EX R/W

EX R/W

EX R/W

PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- XXX.XX TC / XXX.XX BC

TC = TOP OF CURB
BC = BOTTOM OF CURB
EG = EXISTING GRADE
FG = FINISH GRADE
FFE = FINISH FLOOR ELEVATION
RIM = RIM ELEVATION
SW = SIDEWALK / CONCRETE
TW = TOP OF WALL

GRADING NOTES:

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2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

SCALE: 1" = 10'

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SUITE 200
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TEL. 503.305.8033

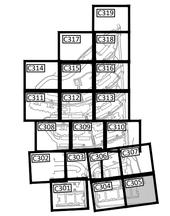
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

C305

Date: Friday, May 29, 2026 8:26:21 AM / Location: P:\04-Salem\MCK (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C304 - Grading Plan.dwg / User: Spencer Martin / Layout: C305

MATCHLINE - SEE SHEET C309

BUILDING 7
2ND FLOOR FFE = 265.25
RESIDENTIAL 1ST FLOOR FFE = 255.00
COMMERCIAL 1ST FLOOR FFE = 243.00

0 5 10 20
SCALE: 1" = 10'

PR R/W

TANNLER DRIVE

242.33 TC
241.83 BC

243.30 TC
242.80 BC

243.64 TC
243.14 BC

240.37 TC
239.87 BC

240.27 TC
239.77 BC

239.46 TC
238.96 BC

240.85 TC
240.35 BC

237.98 TC
237.48 BC

240.44 TC
239.94 BC

240.87 TC
240.37 BC

237.86 TC
237.36 BC

240.70 TC
240.20 BC

238.48 TC
237.98 BC

243.28 TC
242.78 BC

243.16 TC
242.66 BC

238.48 TC
237.98 BC

243.07 TC
242.57 BC

240.94 TC
240.44 BC

241.11 TC
240.61 BC

243.25 TC
242.75 BC

240.77 TC
240.27 BC

242.89 TC
242.39 BC

240.65 TC
240.15 BC

241.41 TC
240.91 BC

240.82 TC
240.32 BC

236.91 TC
236.41 BC

238.08 TC
237.58 BC

238.25 TC
237.75 BC

240.51 TC
240.01 BC

238.54 TC
238.04 BC

236.90 TC
236.40 BC

FFE = 241.00

FFE = 238.00

BUILDING 9
2ND FLOOR FFE = 241.00
1ST FLOOR FFE = 230.75

BUILDING 9
2ND FLOOR FFE = 237.00
1ST FLOOR FFE = 227.00

FFE = 229.00

FFE = 229.00

FFE = 230.75

MATCHLINE - SEE SHEET C303

MATCHLINE - SEE SHEET C307

MATCHLINE - SEE SHEET C304

PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- XXX.XX TC / XXX.XX BC
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- RIM = RIM ELEVATION
- SW = SIDEWALK / CONCRETE
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GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

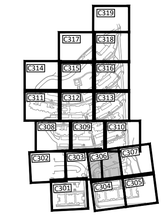
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

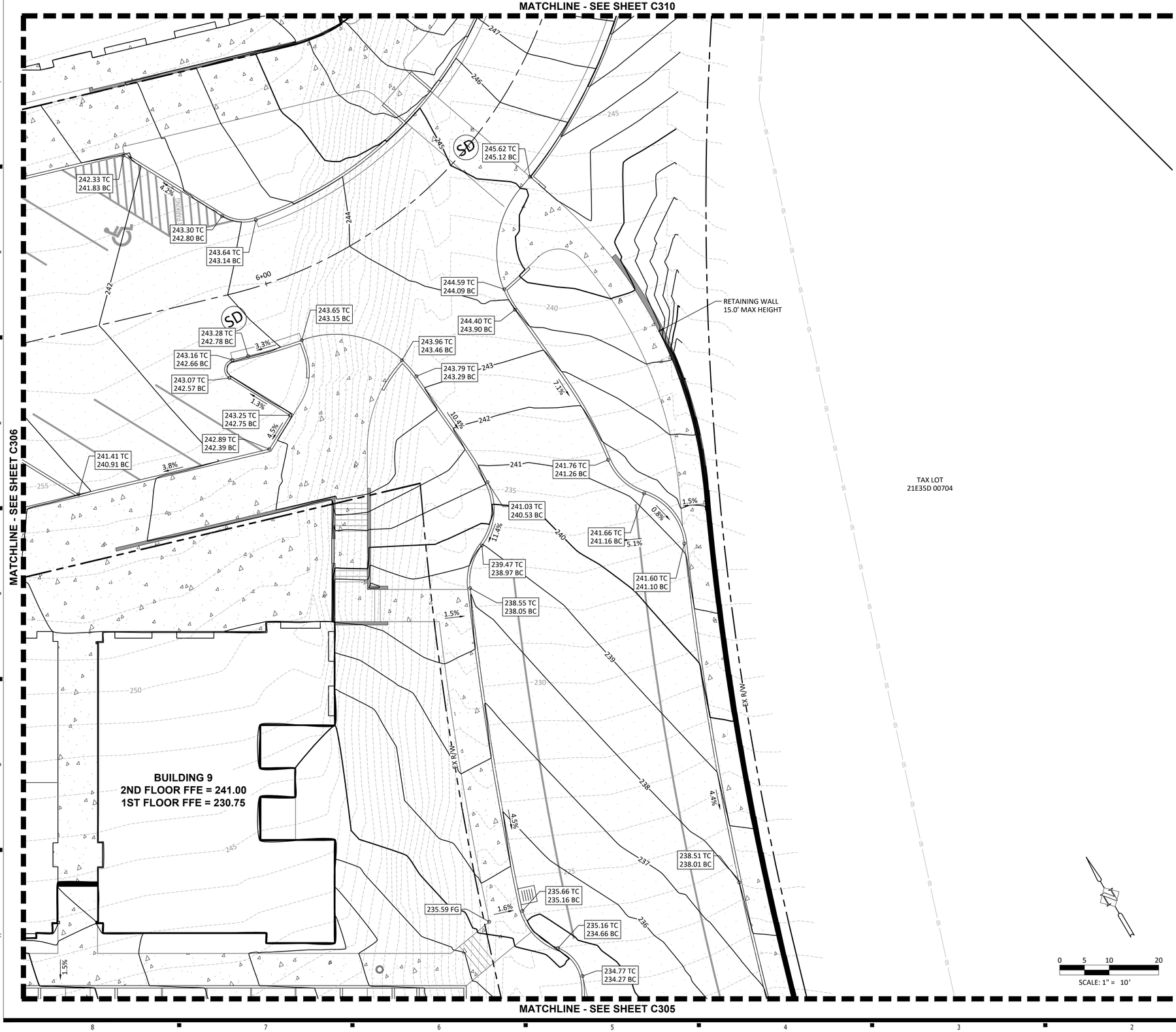
C306

Date: Friday, May 29, 2026 8:26:53 AM / Location: P:\04-Salem\MCR (Hill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C304 - Grading Plan.dwg / User: Spencer Martin / Layout: C306

MATCHLINE - SEE SHEET C310

MATCHLINE - SEE SHEET C306

MATCHLINE - SEE SHEET C305



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
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GRADING NOTES:

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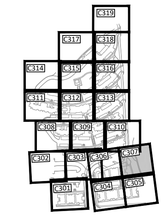
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OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
PRELIMINARY
EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



05/22/2026 LAND USE SUBMITTAL

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Project Number	Drawn by	Checked by
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GRADING PLAN

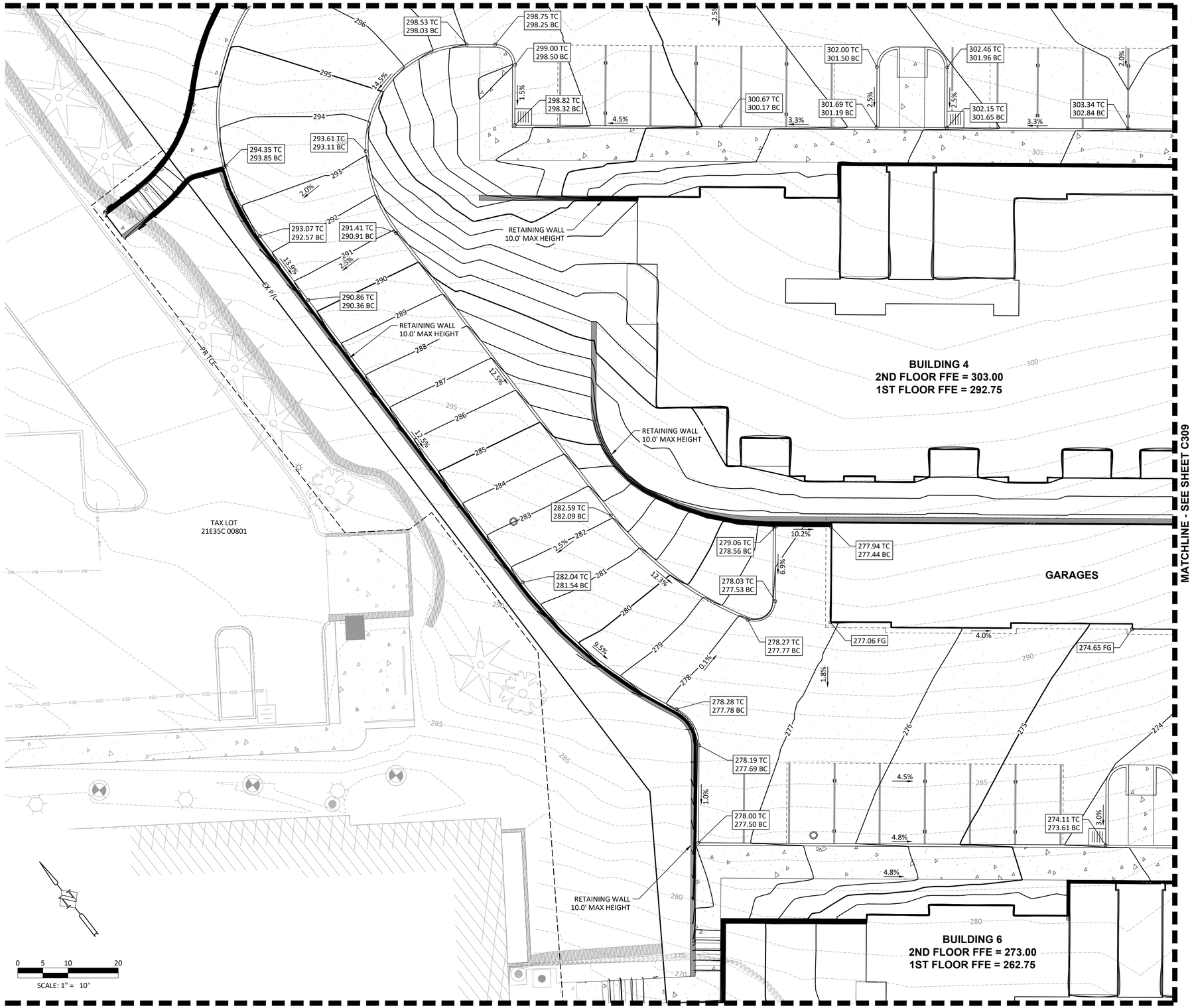
C307

Date: Friday, May 29, 2026 8:27:12 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C304 - Grading Plan.dwg / User: Spencer Martin / Layout: C307

MATCHLINE - SEE SHEET C311

MATCHLINE - SEE SHEET C309

MATCHLINE - SEE SHEET C302 AND C303



0 5 10 20

SCALE: 1" = 10'

PROPOSED LEGEND:

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GRADING NOTES:

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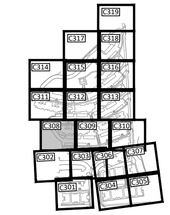
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MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

C308

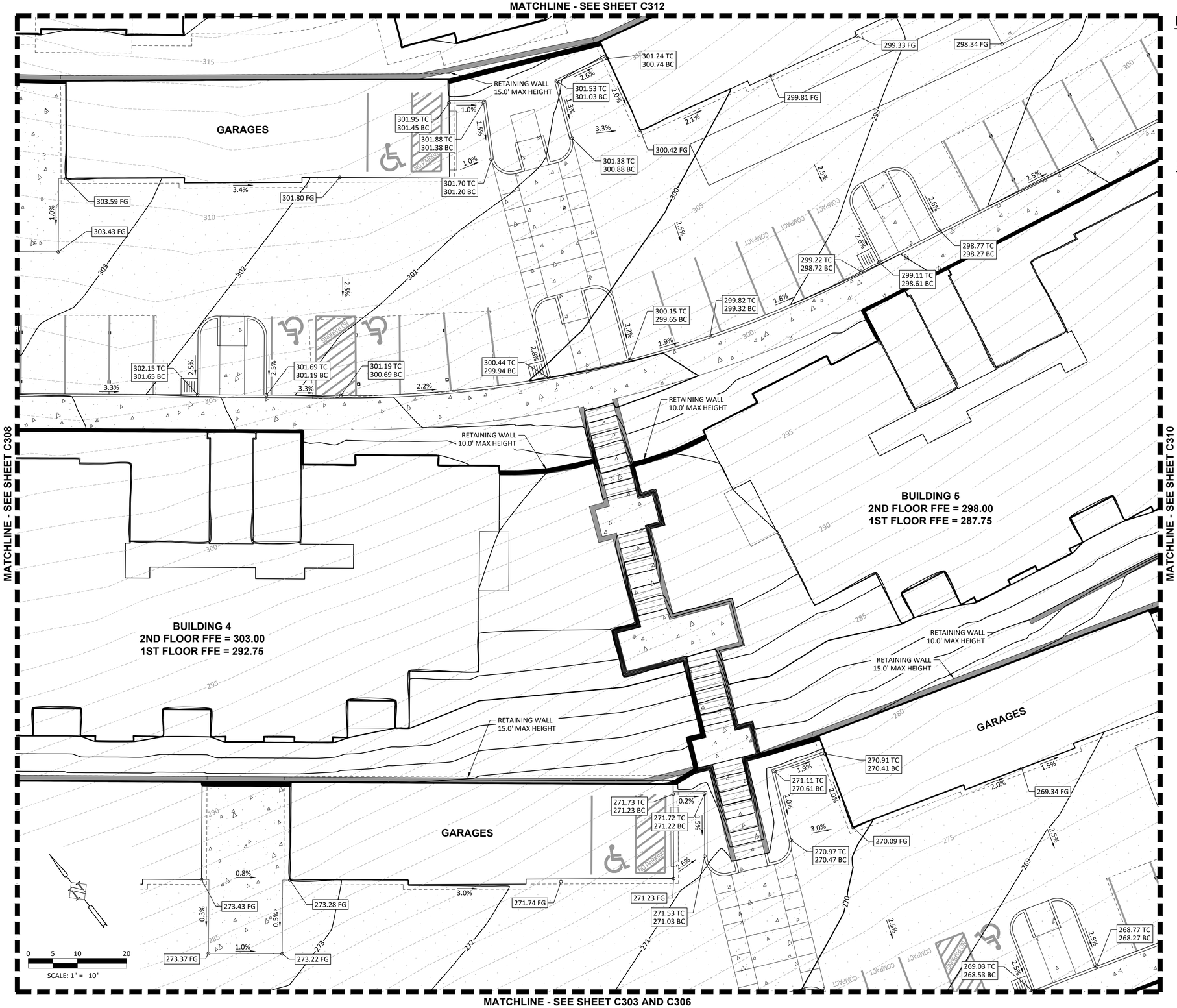
Date: Friday, May 29, 2026 8:28:00 AM / Location: P:\04-Salem\MCK (Mill Creek Residential Trust)\MCK-01 (Tamler Rd Multifamily)\MCK01-DWGS\Sheets\MCK01 - C308 - Grading Plan.dwg / User: Spencer Martin / Layout: C308

MATCHLINE - SEE SHEET C312

MATCHLINE - SEE SHEET C308

MATCHLINE - SEE SHEET C310

MATCHLINE - SEE SHEET C303 AND C306



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
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TEL. 503.305.8033

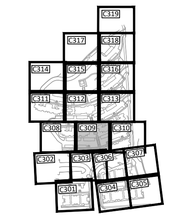
REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

C309

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MATCHLINE - SEE SHEET C313

MATCHLINE - SEE SHEET C309

MATCHLINE - SEE SHEET C307

BUILDING 5
2ND FLOOR FFE = 298.00
1ST FLOOR FFE = 287.75

GARAGES

297.04 TC
296.54 BC

297.20 TC
296.70 BC

RETAINING WALL
10.0' MAX HEIGHT

266.71 TC
266.21 BC

265.70 FG

266.87 FG

268.35 FG

268.49 FG

268.29 FG

268.42 FG

266.17 TC
265.67 BC

266.97 TC
266.47 BC

265.76 TC
265.26 BC

265.89 TC
265.39 BC

263.25 TC
262.75 BC

262.98 TC
262.48 BC

264.52 TC
264.02 BC

265.21 TC
264.71 BC

265.21 TC
264.71 BC

264.95 TC
264.45 BC

266.30 TC
265.80 BC

266.70 TC
266.20 BC

267.70 TC
267.20 BC

RETAINING WALL
10.0' MAX HEIGHT

TANNLER DRIVE

PR R/W

EX R/W

EX C/L (PR SAWCUT)
8+00

TAX LOT
21E35D 00700

TAX LOT
21E35D 00703

SD

0 5 10 20
SCALE: 1" = 10'

PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- XXX.XX TC / XXX.XX BC
  - TC = TOP OF CURB
  - BC = BOTTOM OF CURB
  - EG = EXISTING GRADE
  - FG = FINISH GRADE
  - FFE = FINISH FLOOR ELEVATION
  - RIM = RIM ELEVATION
  - SW = SIDEWALK / CONCRETE
  - TW = TOP OF WALL

GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL 503.305.8033

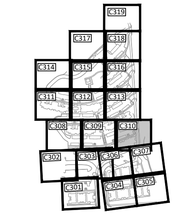
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Modera West Linn

West Linn, Oregon

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GRADING PLAN

C310

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MATCHLINE - SEE SHEET C314

EX 20' PUBLIC UTILITY AND ACCESS EASEMENT

TAX LOT 21E35BC 80900

TAX LOT 21E35C 00801

RETAINING WALL 15.0' MAX HEIGHT

RETAINING WALL 5.0' MAX HEIGHT

RETAINING WALL 12.0' MAX HEIGHT

RETAINING WALL 15.0' MAX HEIGHT

RETAINING WALL 20.0' MAX HEIGHT

GARAGES

GARAGES

BUILDING 2
2ND FLOOR FFE = 333.00
1ST FLOOR FFE = 322.75

335.80 TC
335.30 BC

335.22 TC
334.72 BC

335.03 TC
334.53 BC

334.89 TC
334.39 BC

334.52 TC
334.02 BC

333.71 FG

333.53 FG

333.62 FG

333.47 FG

332.61 FG

333.96 TC
333.46 BC

333.83 TC
333.33 BC

333.62 TC
333.12 BC

332.27 TC
331.77 BC

332.06 TC
331.56 BC

299.85 TC
299.35 BC

299.45 TC
298.95 BC

302.15 TC
301.65 BC

298.53 TC
298.03 BC

299.18 TC
298.68 BC

2.0%
1.3%
1.0%
0.5%
0.5%
1.0%
1.5%
3.6%
3.5%
1.5%
3.2%
1.5%
2.7%
2.8%
2.7%
2.5%
4.8%
2.5%
7.8%
8.1%
2.5%

0 5 10 20
SCALE: 1" = 10'

MATCHLINE - SEE SHEET C312

MATCHLINE - SEE SHEET C308

PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
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GRADING NOTES:

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3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

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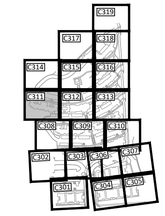
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PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



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Project Number	Drawn by	Checked by
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GRADING PLAN

C311

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MATCHLINE - SEE SHEET C315

MATCHLINE - SEE SHEET C311

MATCHLINE - SEE SHEET C313

MATCHLINE - SEE SHEET C309

RETAINING WALL
12.0' MAX HEIGHT

RETAINING WALL
25.0' MAX HEIGHT

GARAGES

GARAGES

BUILDING 11
FFE = 328.00

ENTRANCE

332.32 TC
331.82 BC

331.89 TC
331.39 BC

329.16 TC
328.66 BC

329.07 TC
328.57 BC

328.98 TC
328.48 BC

328.69 TC
328.19 BC

328.57 TC
328.07 BC

326.69 FG

327.85 FG

331.88 FG

331.54 FG

330.97 FG

329.37 FG

328.66 FG

328.08 TC
327.58 BC

327.87 TC
327.37 BC

327.59 TC
327.09 BC

327.27 TC
326.77 BC

329.85 TC
329.35 BC

329.65 TC
329.15 BC

2.0%
1.7%
2.6%
2.2%
3.0%
1.0%
0.7%
1.7%
1.6%
2.0%
3.5%
2.5%
2.4%
1.5%
2.5%
2.8%
2.4%
2.3%
3.2%

0 5 10 20
SCALE: 1" = 10'

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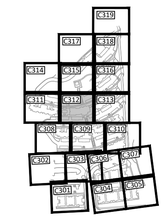
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MAY, 22, 2015
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EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



05/22/2026 LAND USE SUBMITTAL

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MATCHLINE - SEE SHEET C316

MATCHLINE - SEE SHEET C312

MATCHLINE - SEE SHEET C310

BUILDING 3
2ND FLOOR FFE = 326.00
1ST FLOOR FFE = 316.00

RETAINING WALL
20.0' MAX HEIGHT

RETAINING WALL
25.0' MAX HEIGHT

TANNLER DRIVE

GARAGES

GARAGES

323.72 FG
324.33 FG
324.51 FG
324.27 FG
324.97 FG
324.42 FG
323.74 TC
323.24 BC
324.42 TC
323.92 BC
324.86 TC
324.36 BC
325.30 TC
324.80 BC
321.64 TC
321.14 BC
322.51 TC
322.01 BC
322.93 TC
322.43 BC
292.72 TC
292.22 BC
292.96 TC
292.46 BC
289.27 TC
288.77 BC
293.33 TC
292.83 BC
294.74 TC
294.24 BC
294.18 TC
293.68 BC
290.79 TC
290.29 BC
293.90 TC
293.40 BC
293.41 TC
292.91 BC
295.82 TC
295.32 BC
292.25 TC
291.75 BC
292.33 TC
291.83 BC
296.36 TC
295.86 BC
292.82 TC
292.32 BC
293.07 TC
292.57 BC
292.94 TC
292.44 BC
295.86 FG
296.96 FG
297.73 FG
295.07 TC
294.57 BC
298.27 FG
298.41 FG
298.19 FG
296.81 TC
296.31 BC
299.33 FG
298.34 FG

0 5 10 20
SCALE: 1" = 10'

PROPOSED LEGEND:

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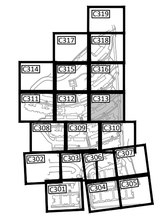
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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



05/22/2026 LAND USE SUBMITTAL

Mark	Date	Revision/Issue

Project Number	Drawn by	Checked by
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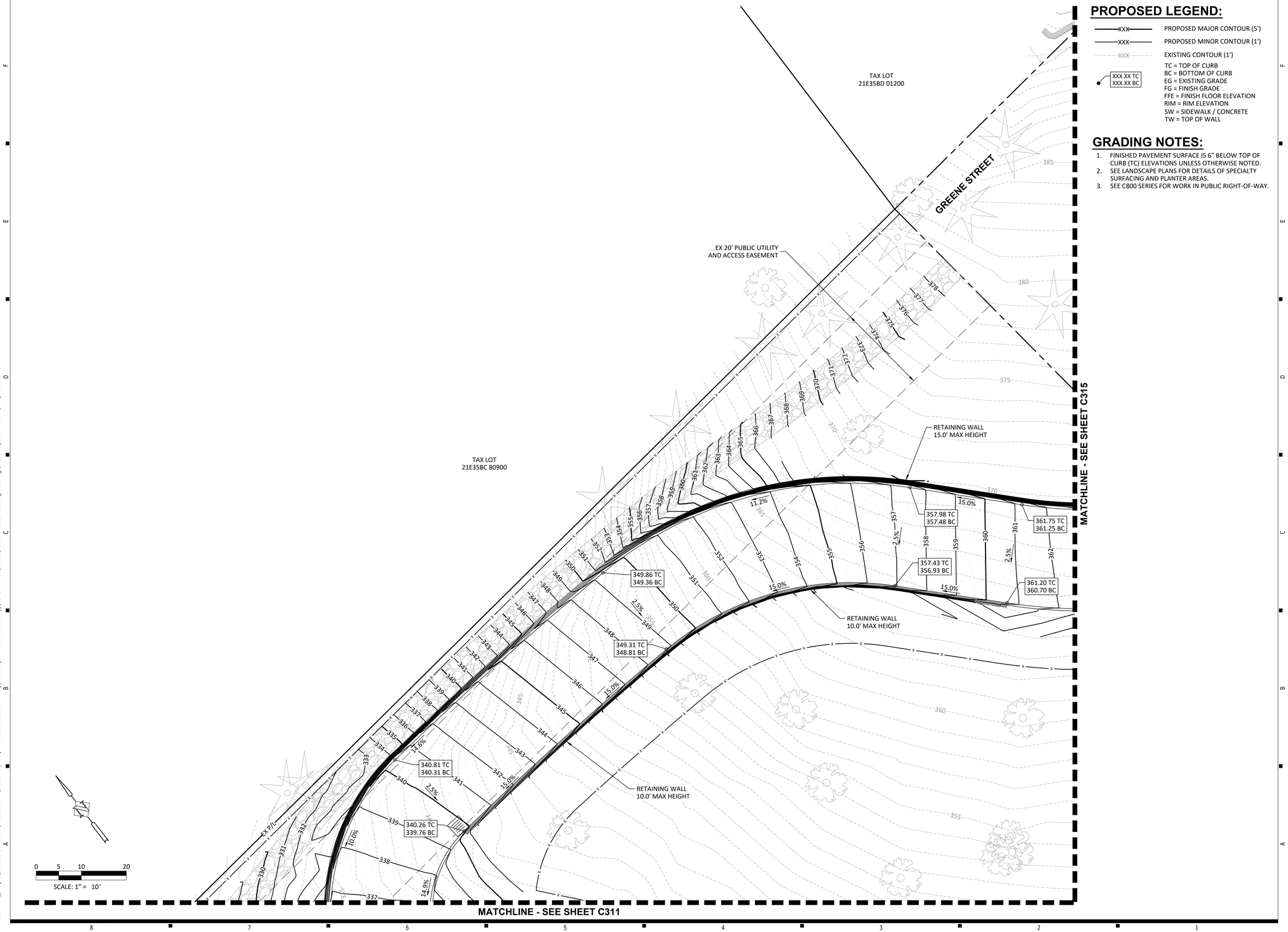
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GRADING PLAN

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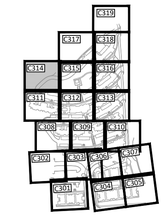
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Modera
West Linn

West Linn, Oregon

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GRADING PLAN

C314

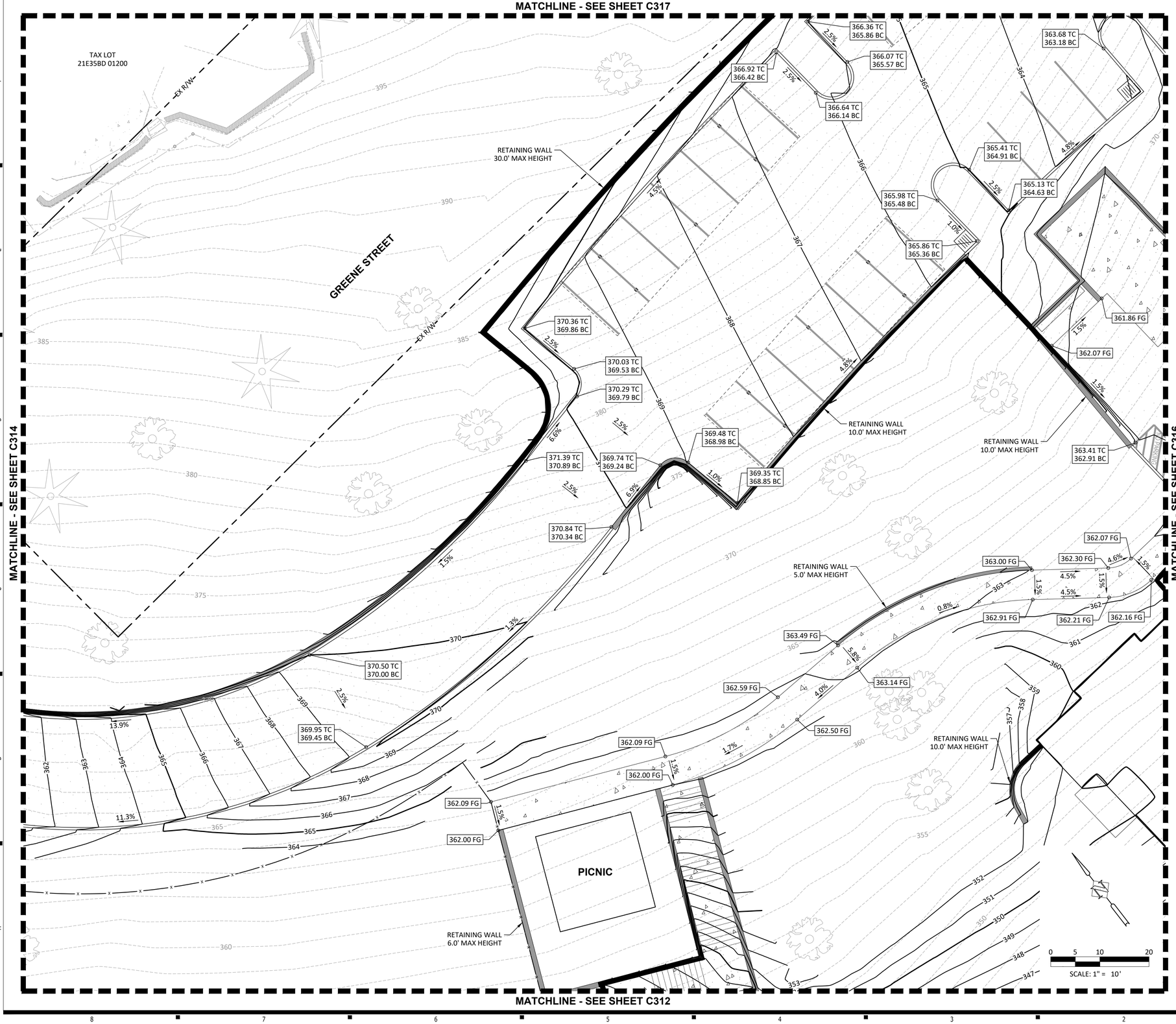
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MATCHLINE - SEE SHEET C317

MATCHLINE - SEE SHEET C314

MATCHLINE - SEE SHEET C316

MATCHLINE - SEE SHEET C312



PROPOSED LEGEND:

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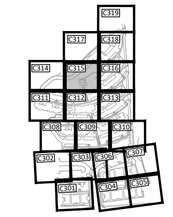
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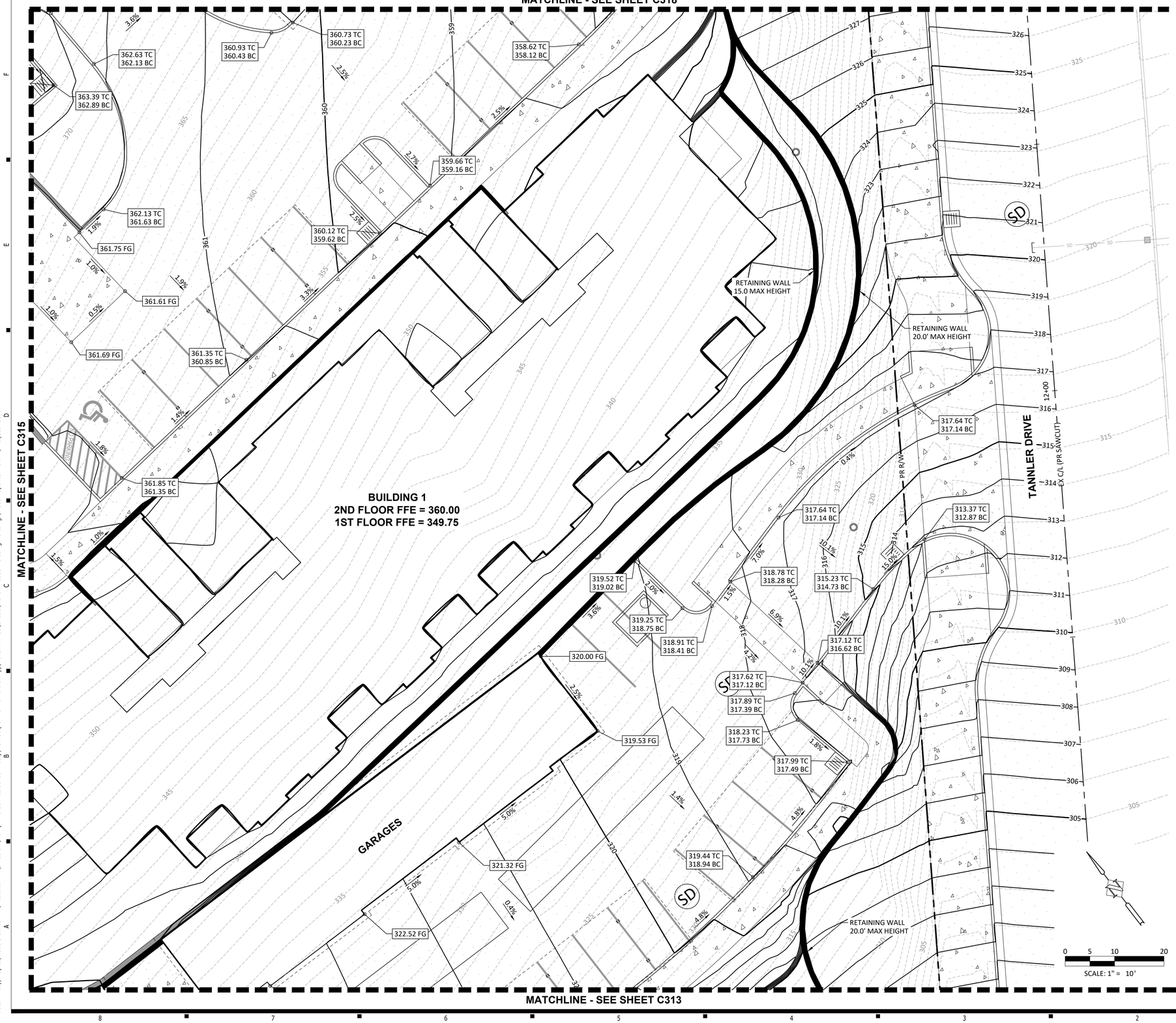
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GRADING PLAN

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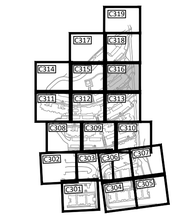
REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON RYAN MICHAEL MOSHER
PRELIMINARY
MAY 22, 2015
EXPIRES: 12/31/26

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Project Number	Drawn by	Checked by
25006	HHPR	RMM

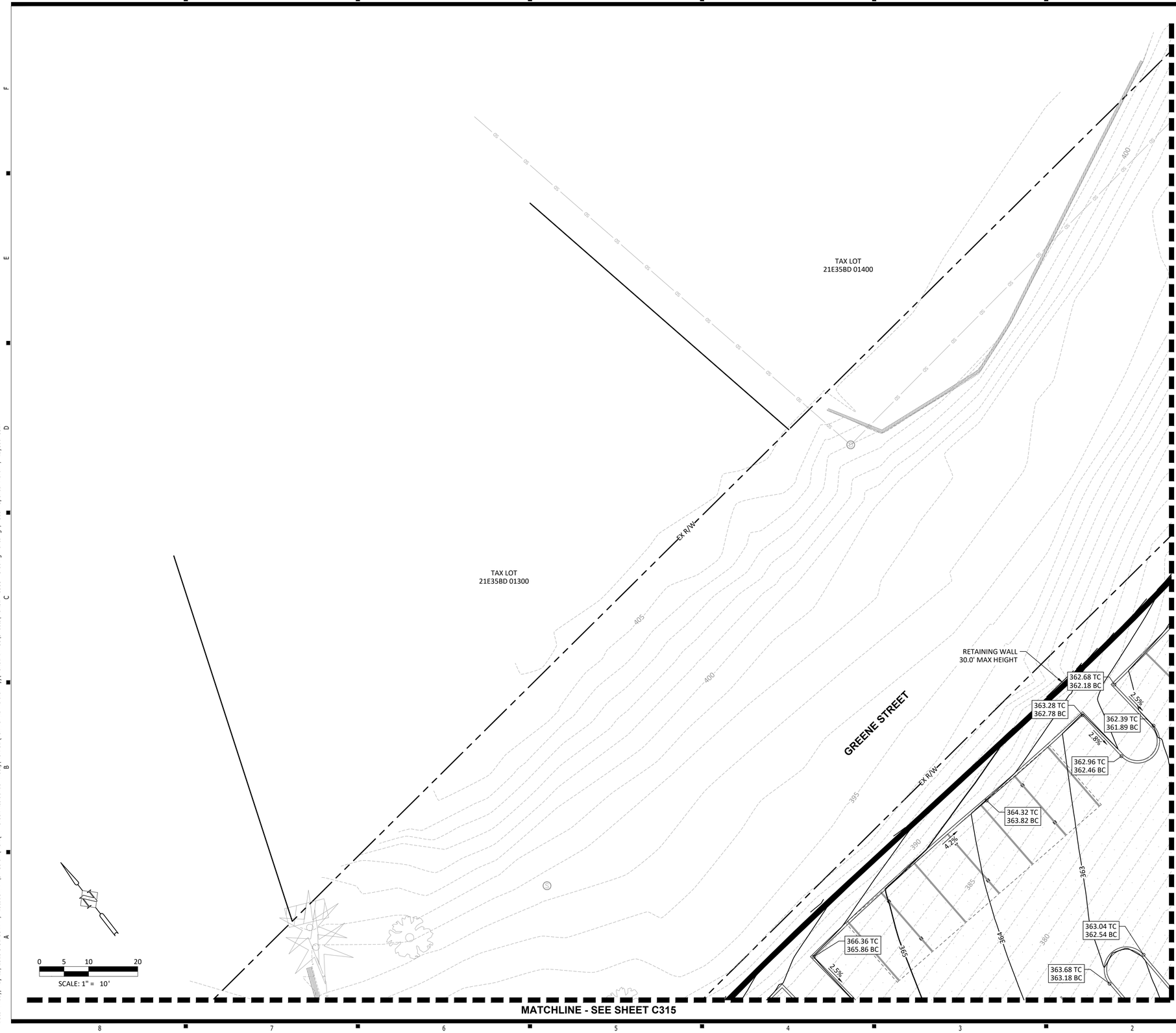
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GRADING PLAN

C316

Date: Friday, May 29, 2026 8:32:10 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C308 - Grading Plan.dwg / User: Spencer Martin / Layout: C316



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- XXX.XX TC / XXX.XX BC
- TC = TOP OF CURB
- BC = BOTTOM OF CURB
- EG = EXISTING GRADE
- FG = FINISH GRADE
- FFE = FINISH FLOOR ELEVATION
- RIM = RIM ELEVATION
- SW = SIDEWALK / CONCRETE
- TW = TOP OF WALL

GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

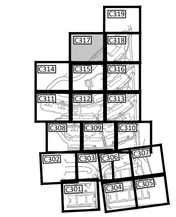
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
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LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

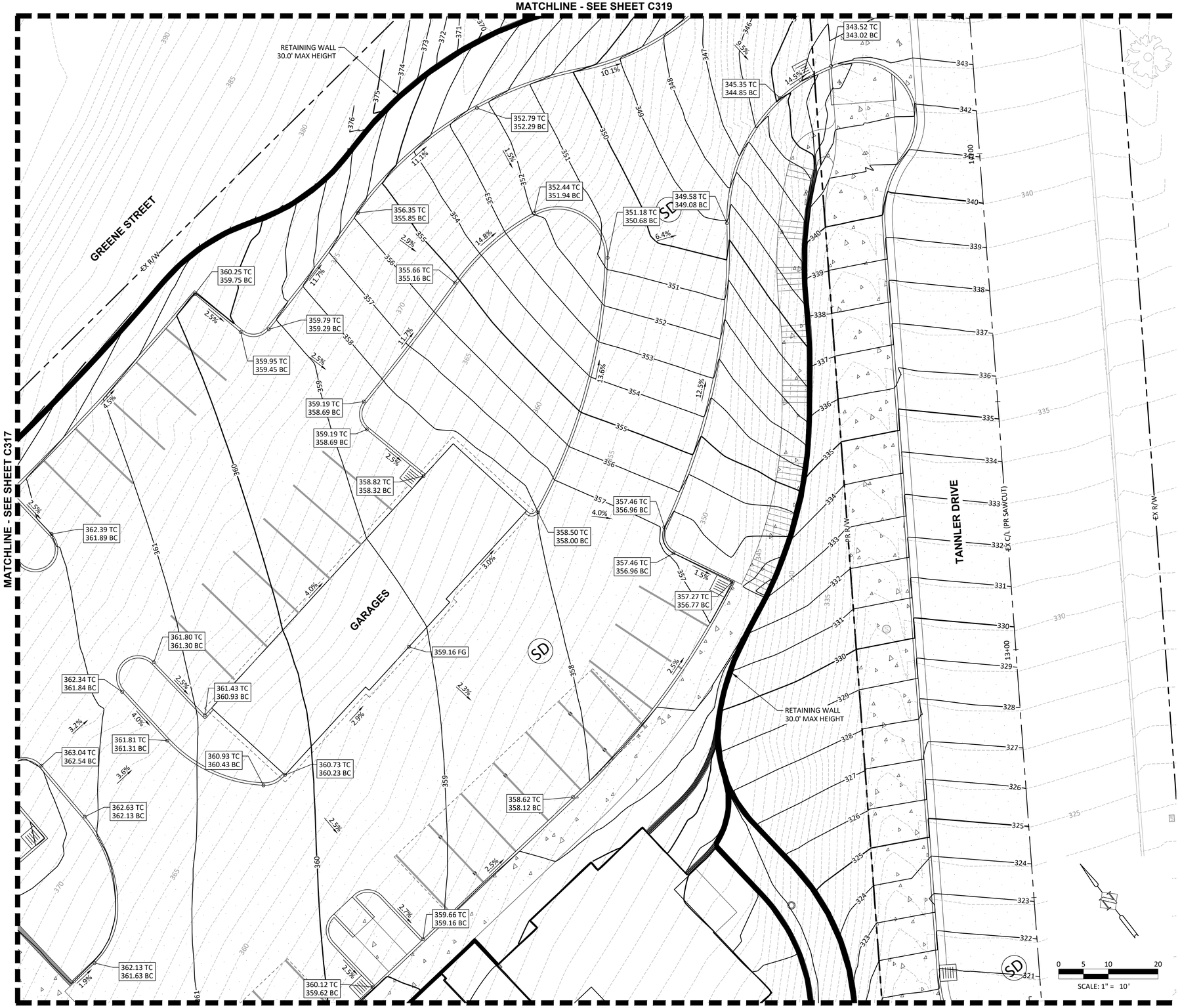
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MATCHLINE - SEE SHEET C319

MATCHLINE - SEE SHEET C317

MATCHLINE - SEE SHEET C316



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- XXX.XX TC / XXX.XX BC
  - TC = TOP OF CURB
  - BC = BOTTOM OF CURB
  - EG = EXISTING GRADE
  - FG = FINISH GRADE
  - FFE = FINISH FLOOR ELEVATION
  - RIM = RIM ELEVATION
  - SW = SIDEWALK / CONCRETE
  - TW = TOP OF WALL

GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

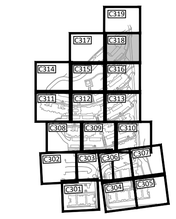
REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
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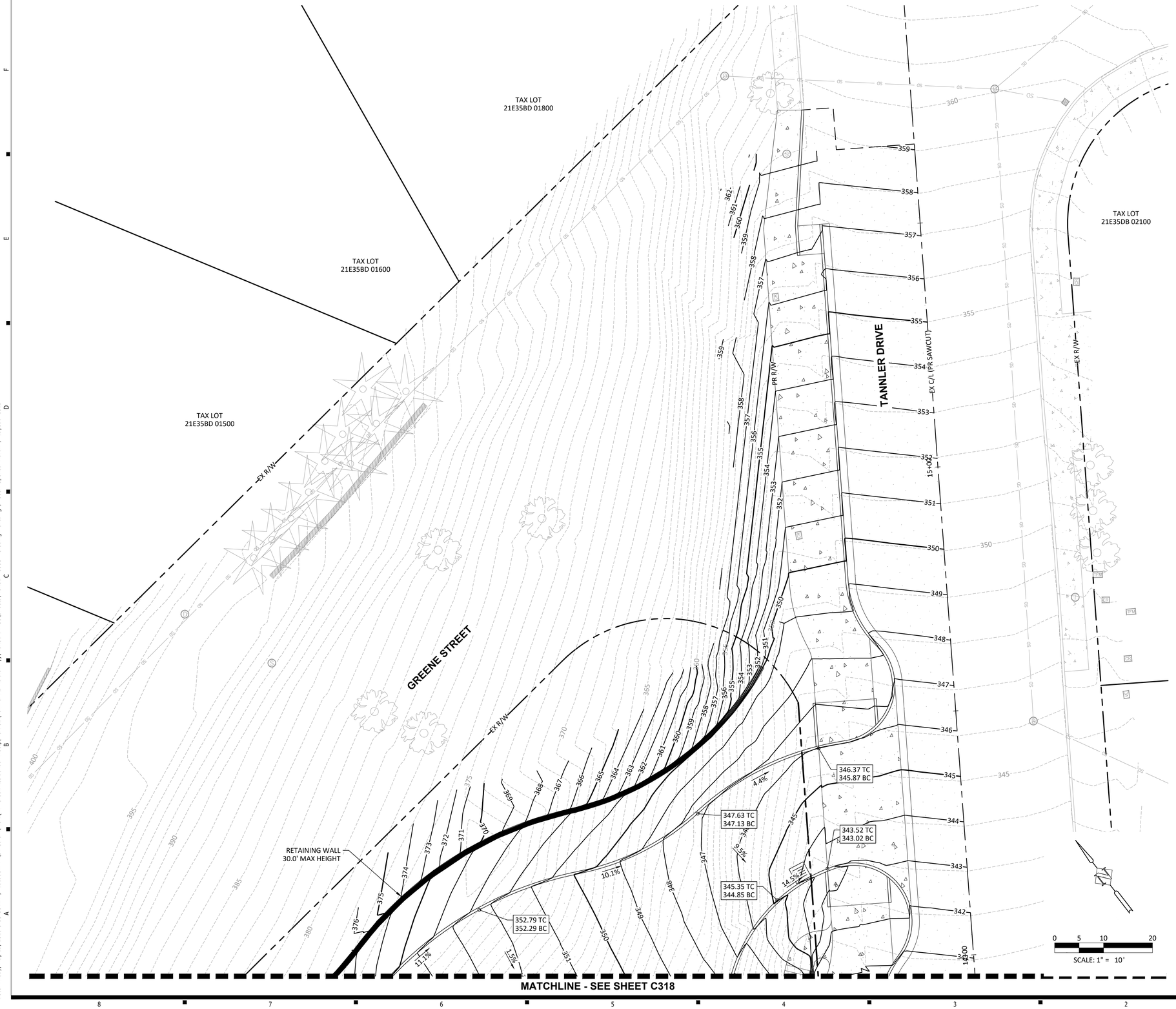
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GRADING PLAN

C318

Date: Friday, May 29, 2026 8:32:52 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C308 - Grading Plan.dwg / User: Spencer Martin / Layout: C318



PROPOSED LEGEND:

- XXX — PROPOSED MAJOR CONTOUR (5')
- XXX — PROPOSED MINOR CONTOUR (1')
- XXX — EXISTING CONTOUR (1')
- XXX.XX TC / XXX.XX BC
- TC = TOP OF CURB
- BC = BOTTOM OF CURB
- EG = EXISTING GRADE
- FG = FINISH GRADE
- FFE = FINISH FLOOR ELEVATION
- RIM = RIM ELEVATION
- SW = SIDEWALK / CONCRETE
- TW = TOP OF WALL

GRADING NOTES:

1. FINISHED PAVEMENT SURFACE IS 6" BELOW TOP OF CURB (TC) ELEVATIONS UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAILS OF SPECIALTY SURFACING AND PLANTER AREAS.
3. SEE C800 SERIES FOR WORK IN PUBLIC RIGHT-OF-WAY.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

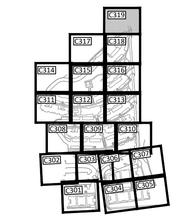
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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GRADING PLAN

C319

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LEGEND

- STM — STORM SEWER LINE
- SAN — SANITARY SEWER LINE
- W — DOMESTIC WATER LINE
- F — FIRE WATER LINE
- E — ELECTRICAL LINE

0 30 60 120

SCALE: 1" = 60'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON PRELIMINARY MAY, 22, 2015 RYAN MICHAEL MOSHER

EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

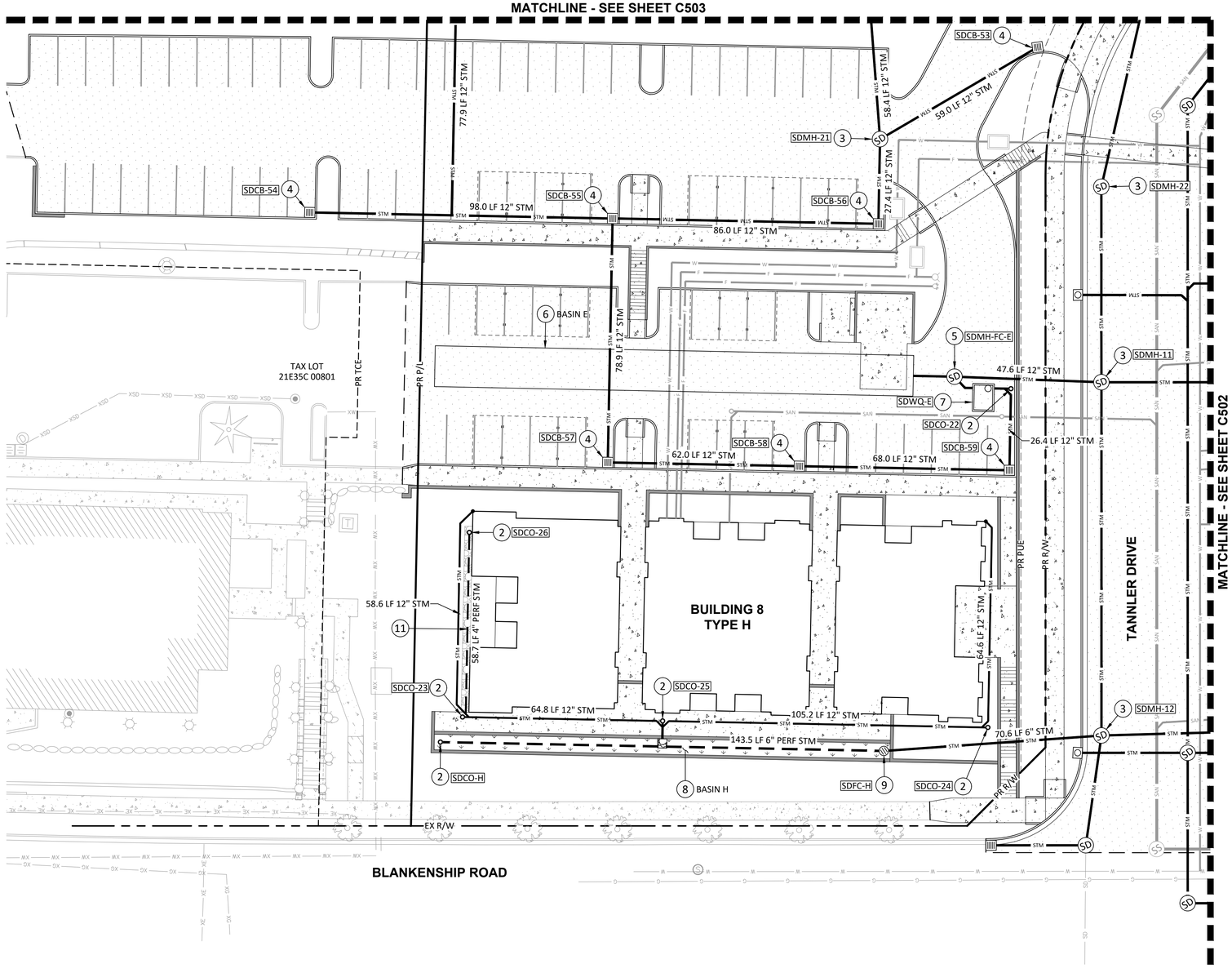
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COMPOSITE UTILITY PLAN

C400

Date: Friday, May 29, 2026 8:33:18 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C400 - Composite Utility Plan.dwg / User: Spencer Martin / Layout: C400



CONSTRUCTION NOTES:

2. PROPOSED STANDARD STORM SEWER CLEANOUT.
3. PROPOSED 48" STORM MANHOLE.
4. PROPOSED CATCH BASIN.
5. PROPOSED FLOW CONTROL MANHOLE.
6. PROPOSED R-TANK UNDERGROUND DETENTION SYSTEM.
7. PROPOSED CONTECH PEAK DIVERSION STORMFILTER.
8. PROPOSED LINED STORM PLANTER.
9. PROPOSED BEEHIVE OVERFLOW.
11. PROPOSED FRENCH DRAIN.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

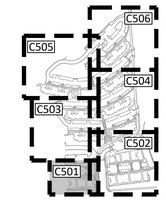
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
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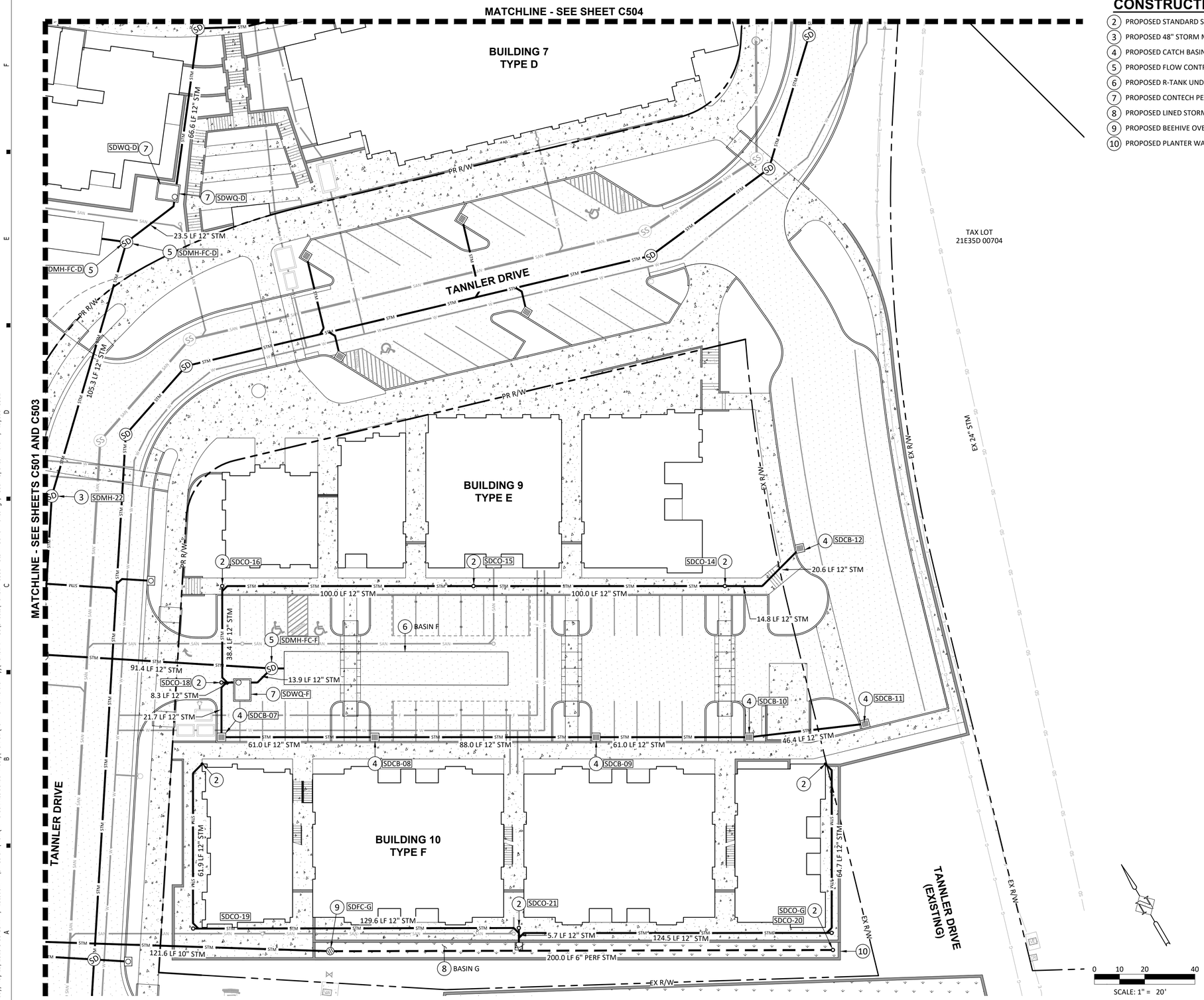
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STORM SEWER PLAN

C501

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CONSTRUCTION NOTES:

2. PROPOSED STANDARD STORM SEWER CLEANOUT.
3. PROPOSED 48" STORM MANHOLE.
4. PROPOSED CATCH BASIN.
5. PROPOSED FLOW CONTROL MANHOLE.
6. PROPOSED R-TANK UNDERGROUND DETENTION SYSTEM.
7. PROPOSED CONTECH PEAK DIVERSION STORMFILTER.
8. PROPOSED LINED STORM PLANTER.
9. PROPOSED BEEHIVE OVERFLOW.
10. PROPOSED PLANTER WALL.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

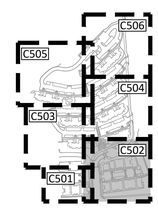
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

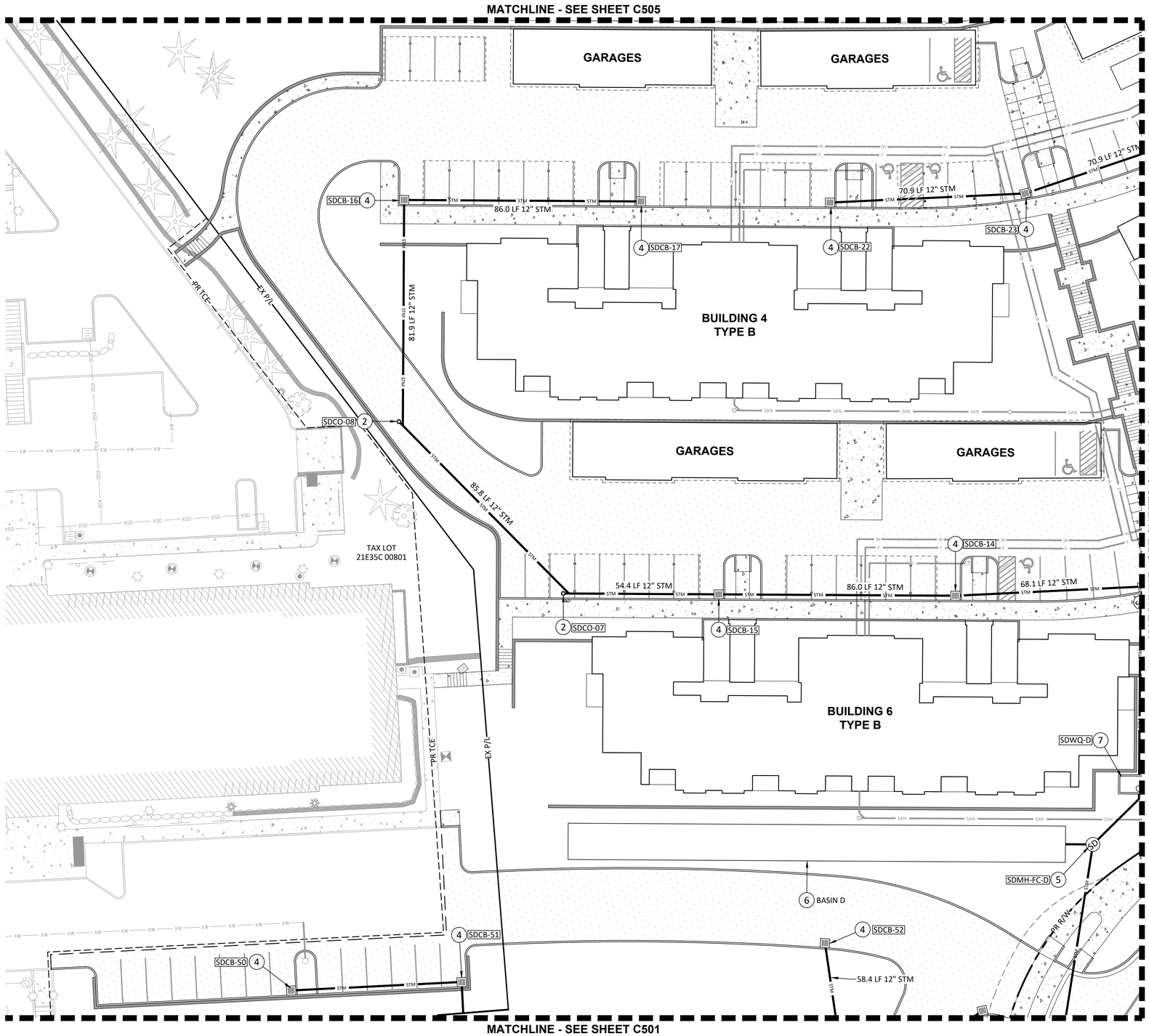
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STORM SEWER PLAN

C502

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CONSTRUCTION NOTES:

2. PROPOSED STANDARD STORM SEWER CLEANOUT.
3. PROPOSED 48" STORM MANHOLE.
4. PROPOSED CATCH BASIN.
5. PROPOSED FLOW CONTROL MANHOLE.
6. PROPOSED R-TANK UNDERGROUND DETENTION SYSTEM.
7. PROPOSED CONTECH PEAK DIVERSION STORMFILTER.

0 10 20 40

SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

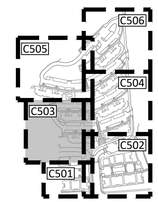
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY. 22, 2015
EXPIRES: 12/31/26

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530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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STORM SEWER PLAN

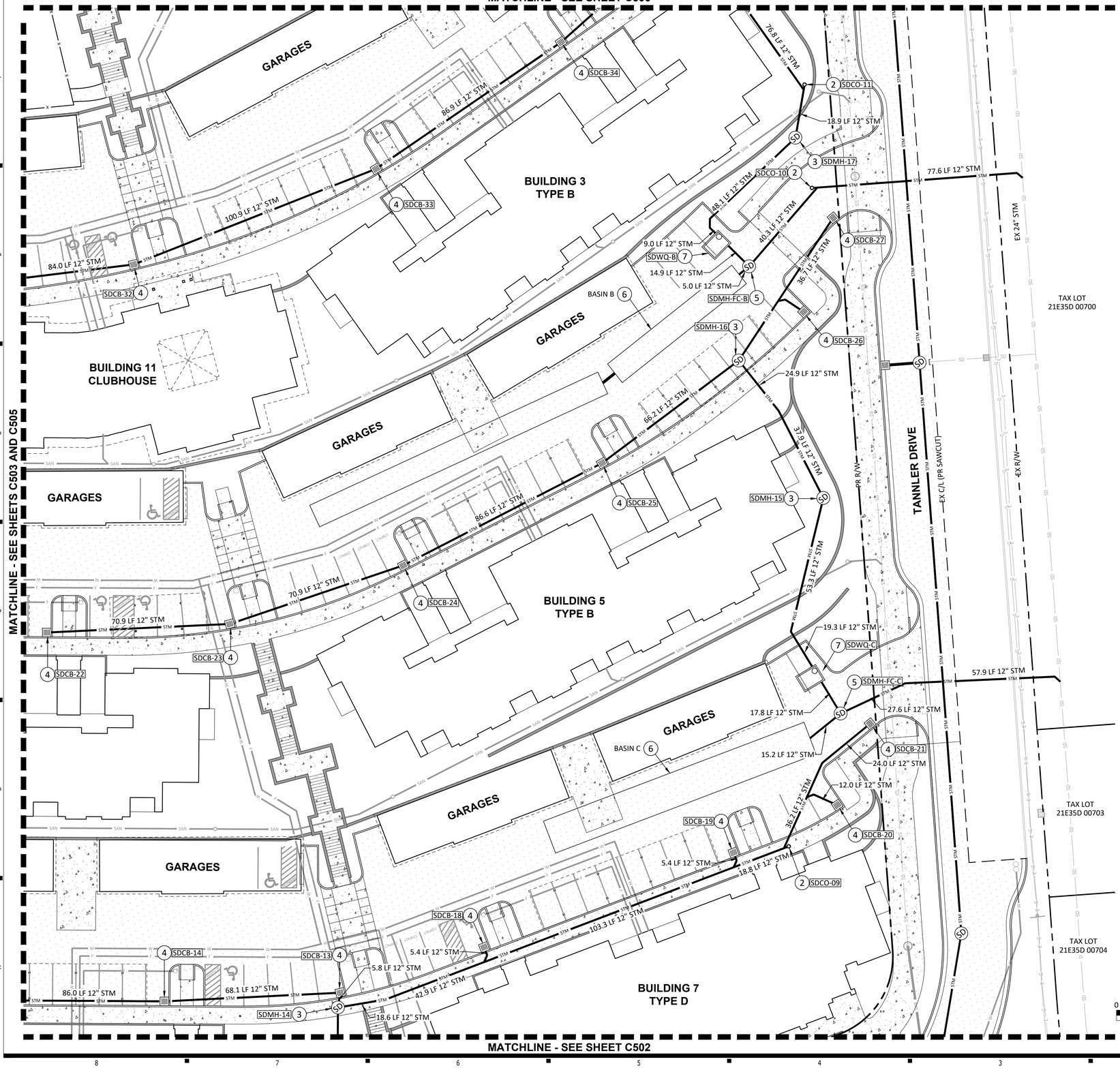
C503

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MATCHLINE - SEE SHEET C506

MATCHLINE - SEE SHEETS C503 AND C505

MATCHLINE - SEE SHEET C502



CONSTRUCTION NOTES:

2. PROPOSED STANDARD STORM SEWER CLEANOUT.
3. PROPOSED 48" STORM MANHOLE.
4. PROPOSED CATCH BASIN.
5. PROPOSED FLOW CONTROL MANHOLE.
6. PROPOSED R-TANK UNDERGROUND DETENTION SYSTEM.
7. PROPOSED CONTECH PEAK DIVERSION STORMFILTER.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

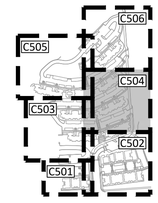
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY. 22, 2015
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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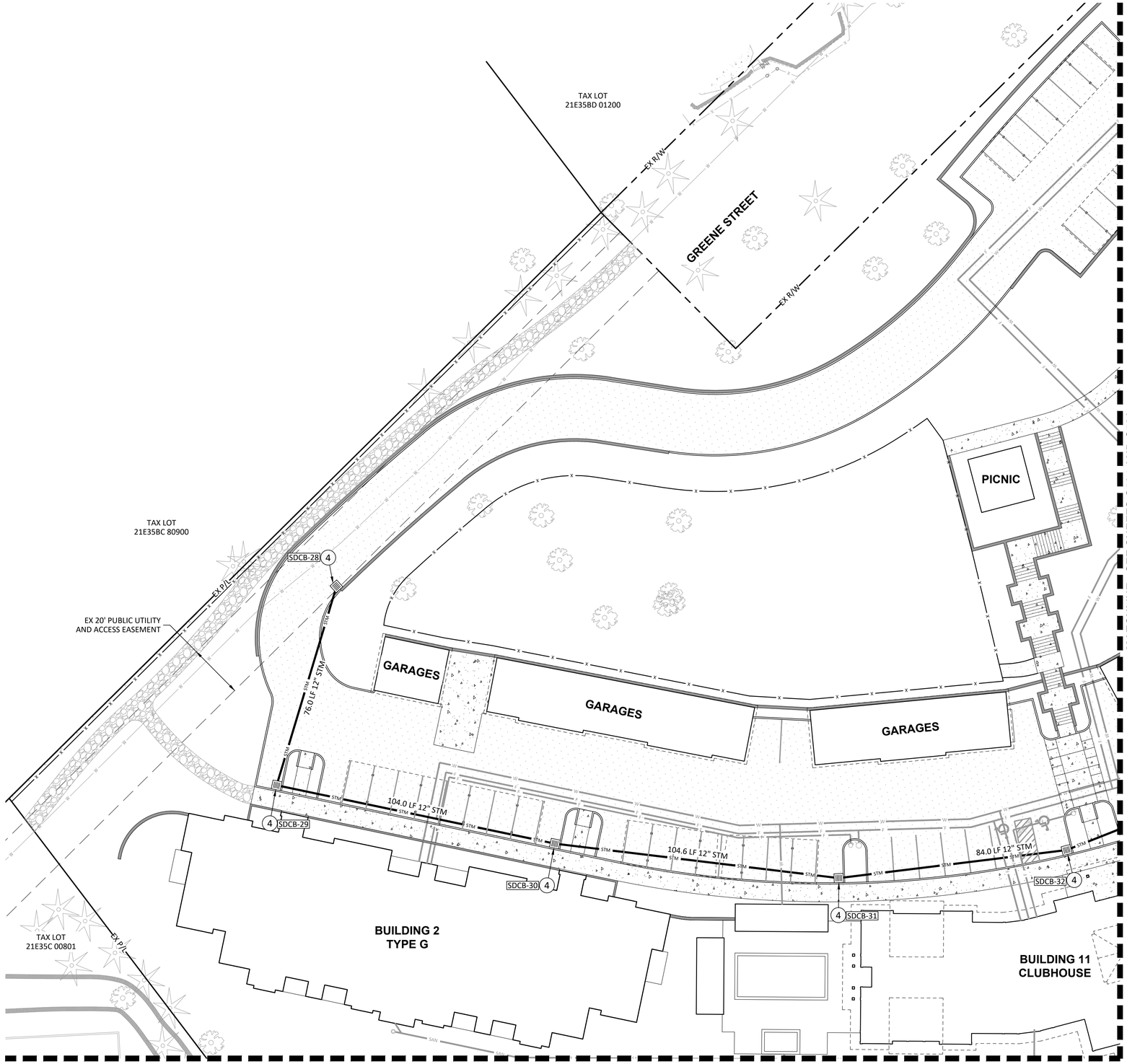
STORM SEWER PLAN

C504

Date: Friday, May 29, 2026 8:33:38 AM / Location: P:\04-Salem\MCR_(Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C500 - Storm Sewer Plan.dwg / User: Spencer Martin / Layout: C504

CONSTRUCTION NOTES:

(4) PROPOSED CATCH BASIN.



0 10 20 40

SCALE: 1" = 20'

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SUITE 200
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TEL. 503.305.8033

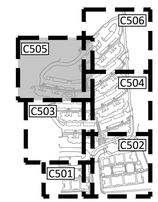
REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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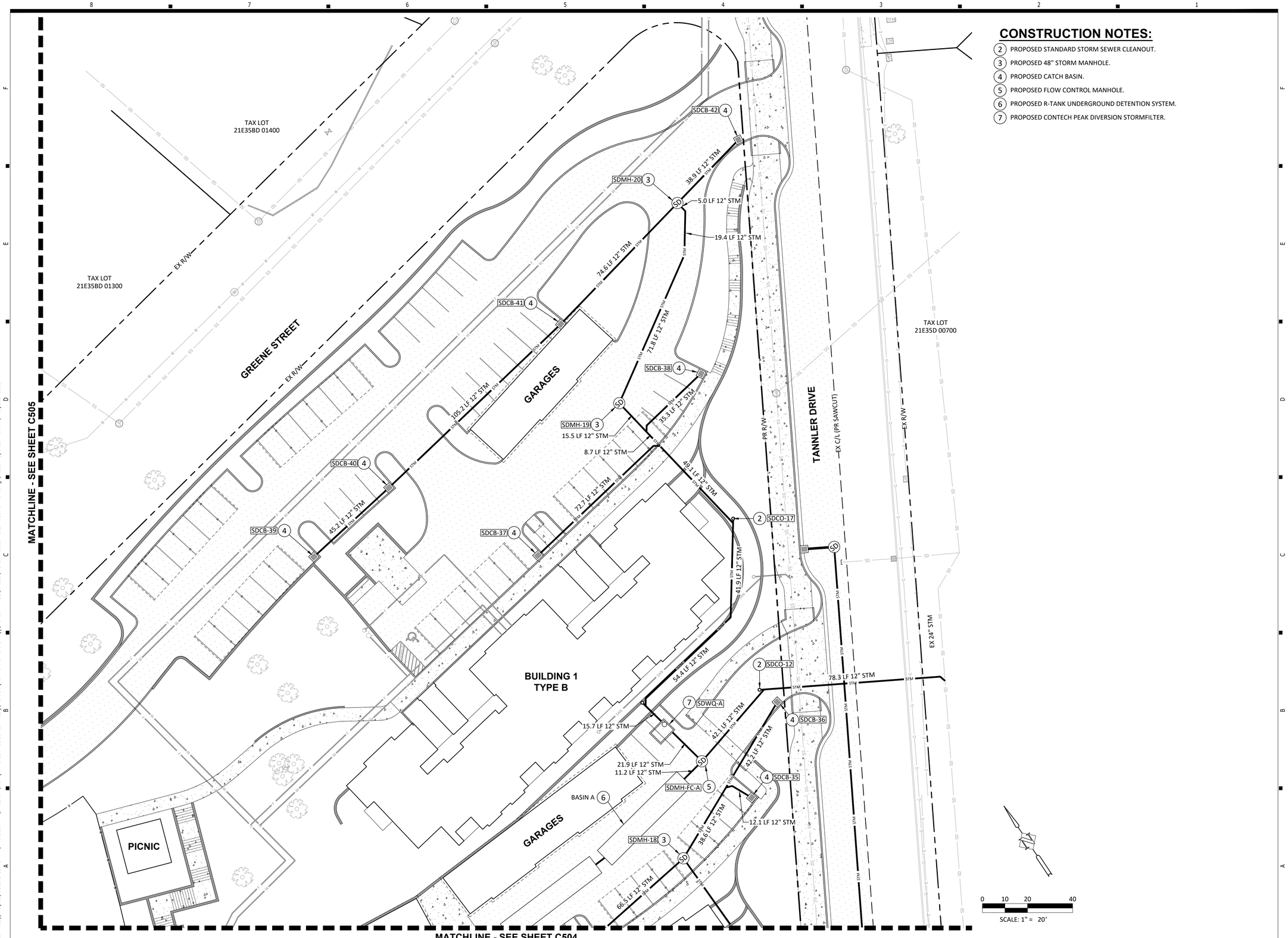
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STORM SEWER PLAN

C505

Date: Friday, May 29, 2026 8:33:40 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MC801 - C500 - Storm Sewer Plan.dwg / User: Spencer Martin / Layout: C505

Date: Friday, May 29, 2026 8:33:43 AM / Location: P:\04-Salem\MCK (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C500 - Storm Sewer Plan.dwg / User: Spencer Martin



CONSTRUCTION NOTES:

2. PROPOSED STANDARD STORM SEWER CLEANOUT.
3. PROPOSED 48" STORM MANHOLE.
4. PROPOSED CATCH BASIN.
5. PROPOSED FLOW CONTROL MANHOLE.
6. PROPOSED R-TANK UNDERGROUND DETENTION SYSTEM.
7. PROPOSED CONTECH PEAK DIVERSION STORMFILTER.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

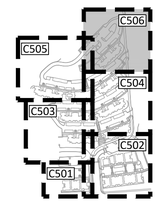
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



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	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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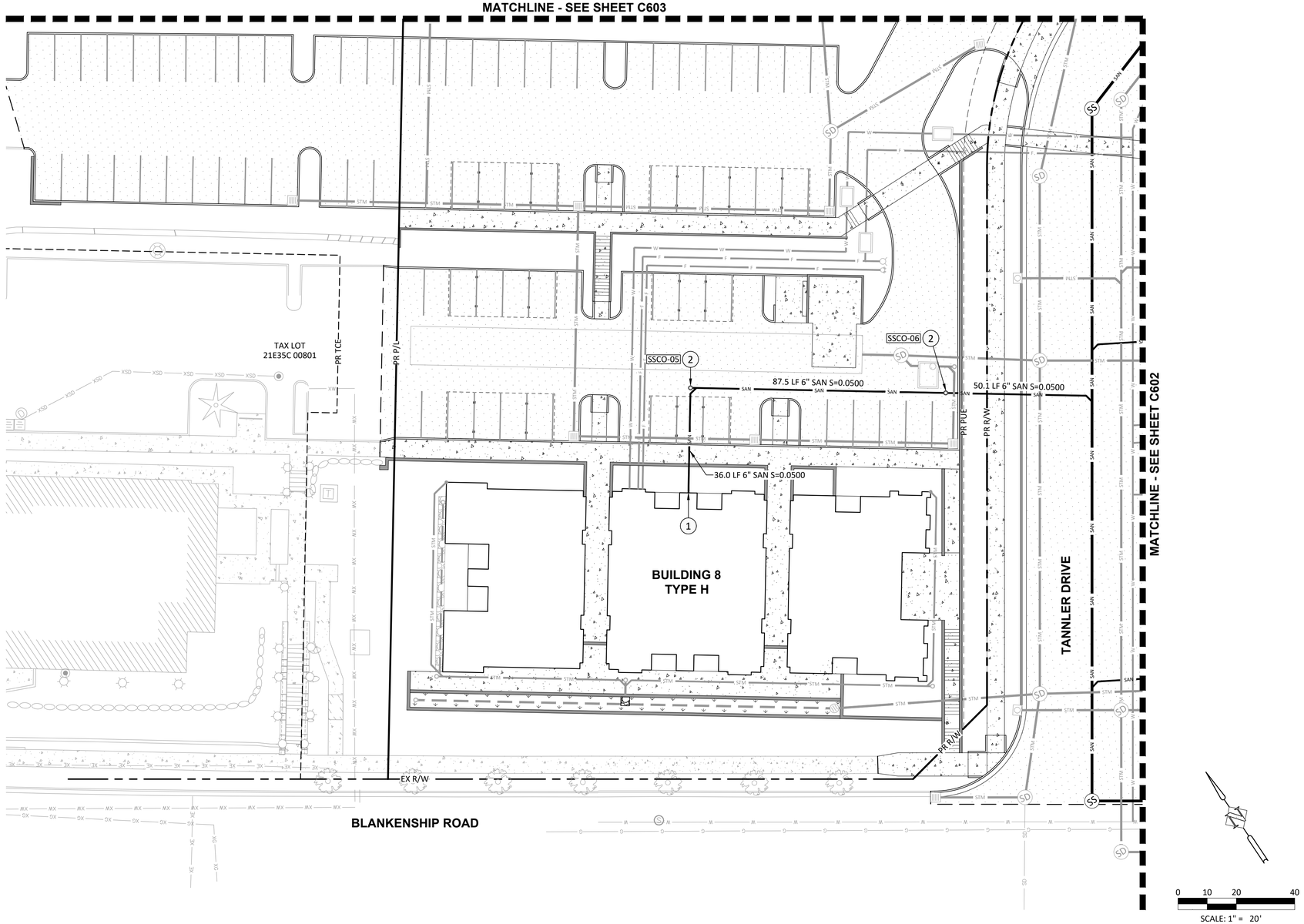
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STORM SEWER PLAN

C506

CONSTRUCTION NOTES:

1. SANITARY SEWER BUILDING POINT OF CONNECTION.
2. STANDARD SANITARY SEWER CLEANOUT.



0 10 20 40

SCALE: 1" = 20'

HILL ARCHITECTS
11750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

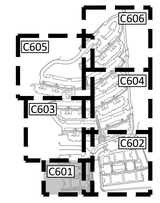
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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SANITARY SEWER PLAN

C601

Date: Friday, May 29, 2026 8:33:56 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C601 - Sanitary Sewer Plan.dwg / User: Spencer Martin / Layout: C601

MATCHLINE - SEE SHEET C604

MATCHLINE - SEE SHEETS C601 AND C603

BUILDING 7
TYPE D

BUILDING 9
TYPE E

BUILDING 10
TYPE F

TANNLER DRIVE

TANNLER DRIVE
(EXISTING)

TAX LOT
21E35D 00704

PR R/W

EX R/W

45.5 LF 6" SAN S=0.0500

37.3 LF 6" SAN S=0.0200

30.2 LF 6" SAN S=0.1121

61.4 LF 6" SAN S=0.0500

100.0 LF 6" SAN S=0.0500

6.5 LF 6" SAN S=0.0200

76.4 LF 6" SAN S=0.0500

100.0 LF 6" SAN S=0.0500

SSCO-01

SSCO-02

SSCO-03

SSCO-04

SSCO-08

SSCO-09

CONSTRUCTION NOTES:

1. SANITARY SEWER BUILDING POINT OF CONNECTION.
2. STANDARD SANITARY SEWER CLEANOUT.

0 10 20 40
SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

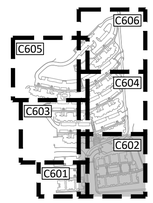
REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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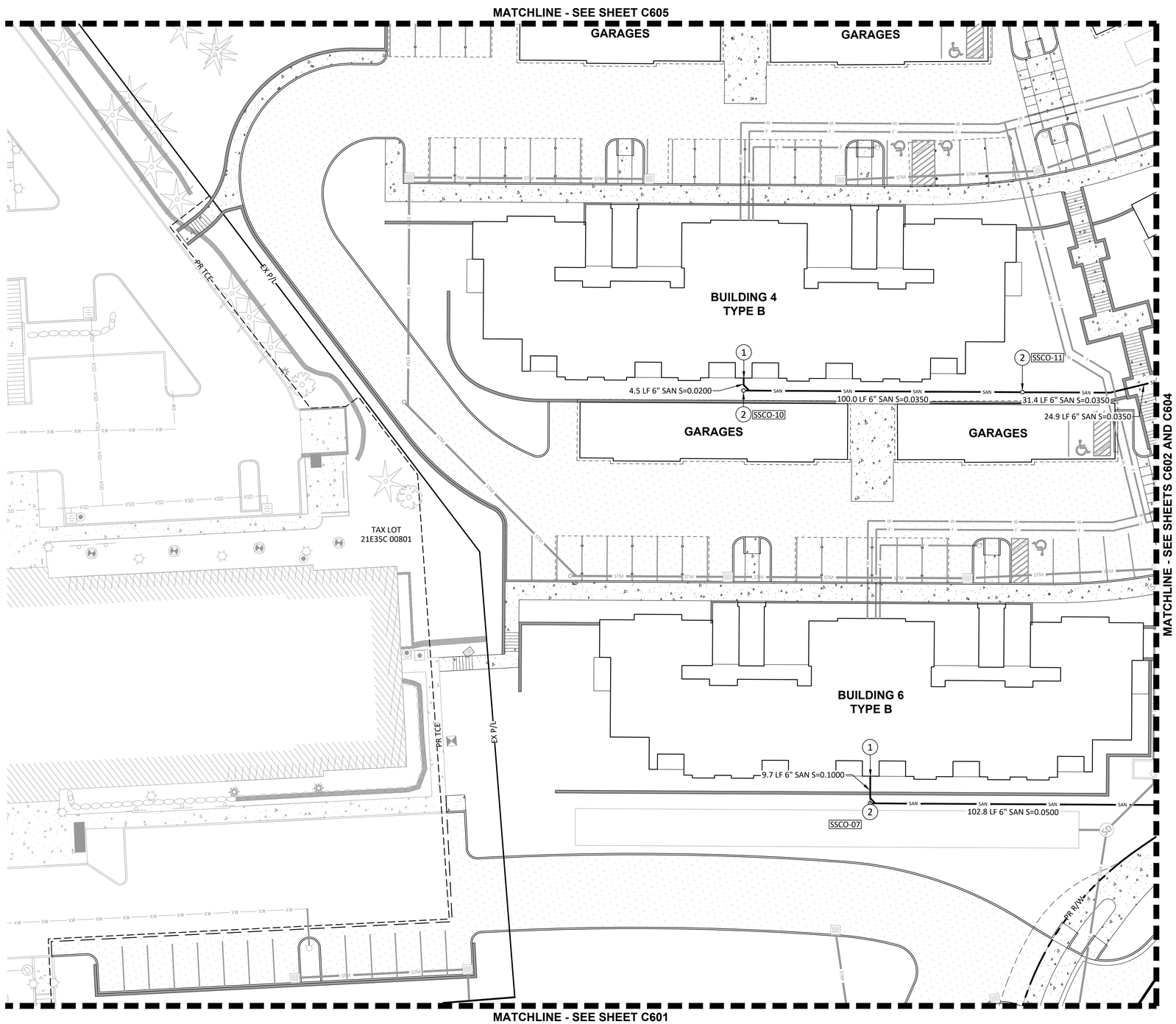
SANITARY SEWER PLAN

C602

Date: Friday, May 29, 2026 8:33:58 AM / Location: P:\04-Salem\MCR (Hill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C601 - Sanitary Sewer Plan.dwg / User: Spencer Martin / Layout: C602

CONSTRUCTION NOTES:

1. SANITARY SEWER BUILDING POINT OF CONNECTION.
2. STANDARD SANITARY SEWER CLEANOUT.



0 10 20 40

SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

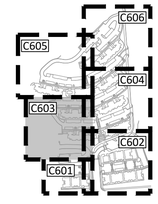
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
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SANITARY SEWER PLAN

C603

Date: Friday, May 29, 2026 8:34:00 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamiler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C601 - Sanitary Sewer Plan.dwg / User: Spencer Martin / Layout: C603

MATCHLINE - SEE SHEET C606

MATCHLINE - SEE SHEETS C603 AND C605

MATCHLINE - SEE SHEET C602

CONSTRUCTION NOTES:

1. SANITARY SEWER BUILDING POINT OF CONNECTION.
2. STANDARD SANITARY SEWER CLEANOUT.
3. CONNECT TO EXISTING SANITARY SEWER.

BUILDING 3
TYPE B

BUILDING 11
CLUBHOUSE

BUILDING 5
TYPE B

BUILDING 7
TYPE D

GARAGES

SSCO-21 2

SSCO-20 1 2

SSCO-19 2

SSCO-18 1 2

SSCO-14 2

SSCO-13 2

SSCO-12 2

SSCO-11 2

100.0 LF 6" SAN S=0.0450

74.8 LF 6" SAN S=0.0450

25.2 LF 6" SAN S=0.0450

49.7 LF 6" SAN S=0.0450

45.9 LF 6" SAN S=0.0450

4.5 LF 6" SAN S=0.0450

100.0 LF 6" SAN S=0.0350

100.0 LF 6" SAN S=0.0350

14.8 LF 6" SAN S=0.0350

31.4 LF 6" SAN S=0.0350

24.9 LF 6" SAN S=0.0350

TANNLER DRIVE

PR R/W

EX C/L (PR SAWCUT)

EX R/W

TAX LOT
21E35D 00700

TAX LOT
21E35D 00703

TAX LOT
21E35D 00704

0 10 20 40
SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY. 22, 2015

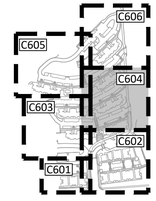
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
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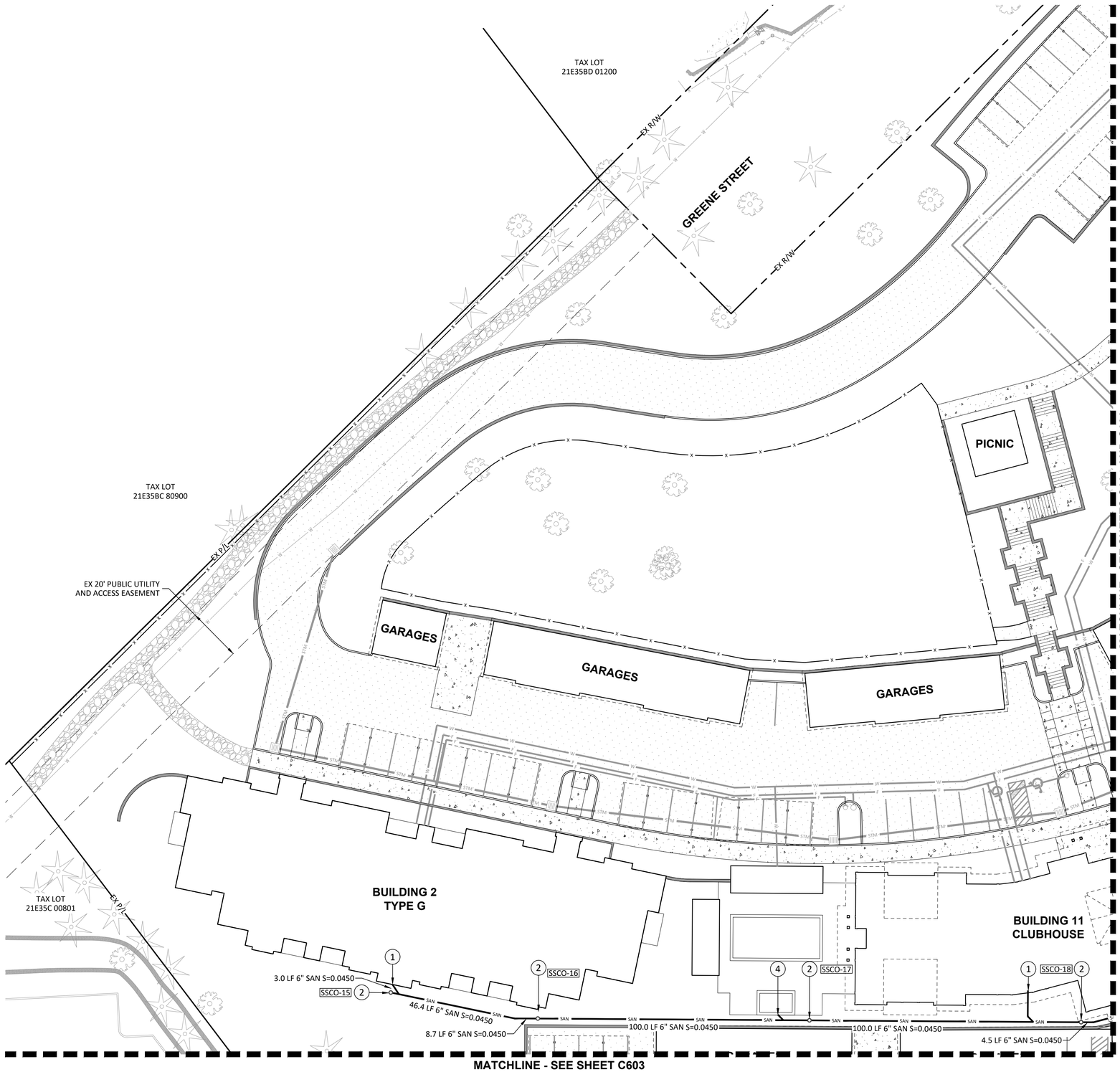
SANITARY SEWER PLAN

C604

Date: Friday, May 29, 2026 8:34:02 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C601 - Sanitary Sewer Plan.dwg / User: Spencer Martin / Layout: C604

CONSTRUCTION NOTES:

1. SANITARY SEWER BUILDING POINT OF CONNECTION.
2. STANDARD SANITARY SEWER CLEANOUT.
4. SANITARY SEWER POOL CONNECTION.



0 10 20 40

SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER

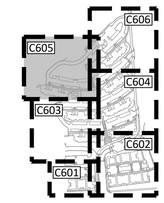
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
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SANITARY SEWER PLAN

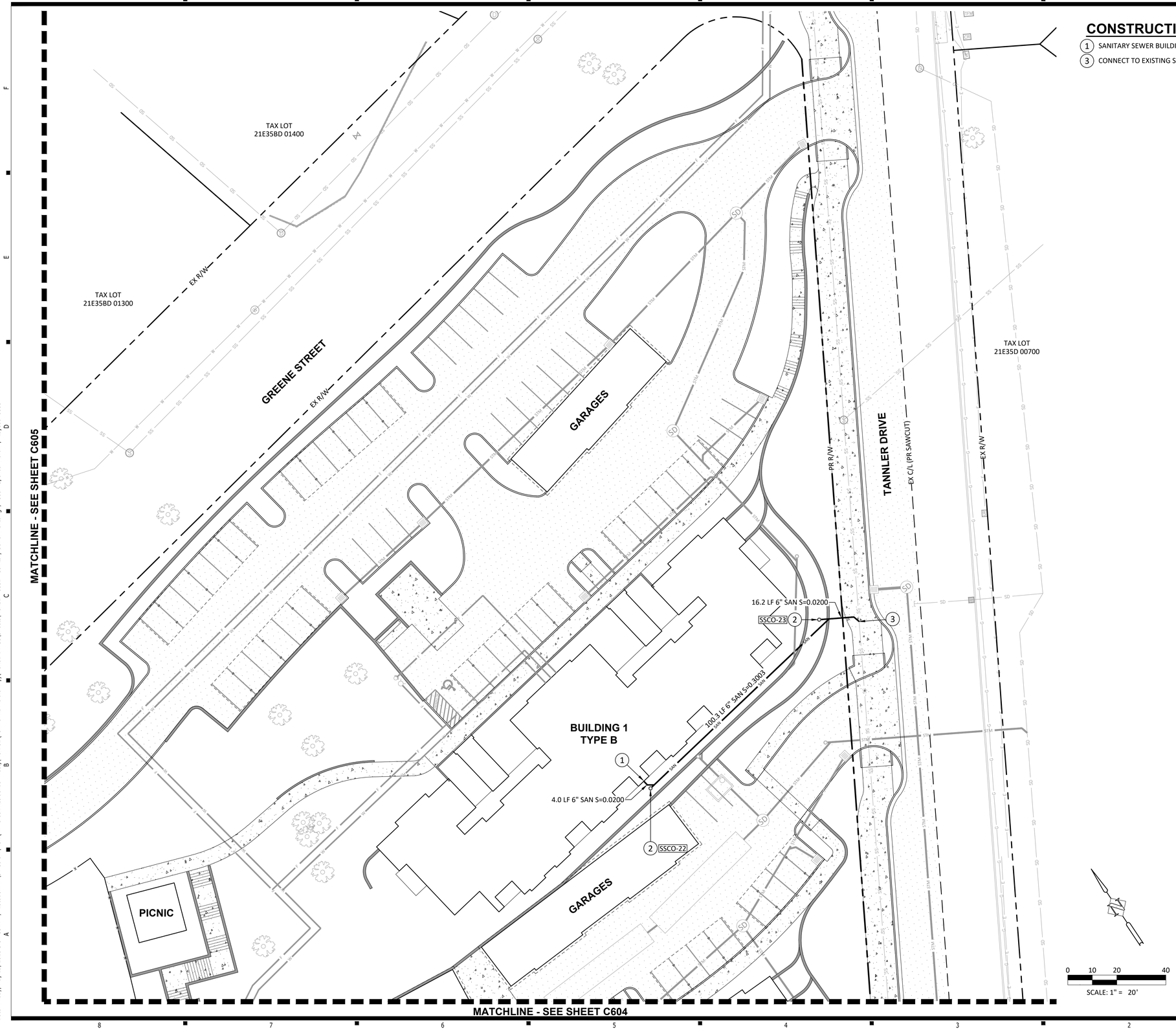
C605

Date: Friday, May 29, 2026 8:34:04 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamiler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C601 - Sanitary Sewer Plan.dwg / User: Spencer Martin / Layout: C605

Date: Friday, May 29, 2026 8:34:05 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C601 - Sanitary Sewer Plan.dwg / User: Spencer Martin / Layout: C606

CONSTRUCTION NOTES:

1. SANITARY SEWER BUILDING POINT OF CONNECTION.
3. CONNECT TO EXISTING SANITARY SEWER.



HILL ARCHITECTS
12750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

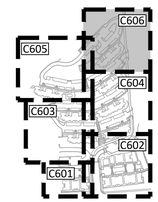
REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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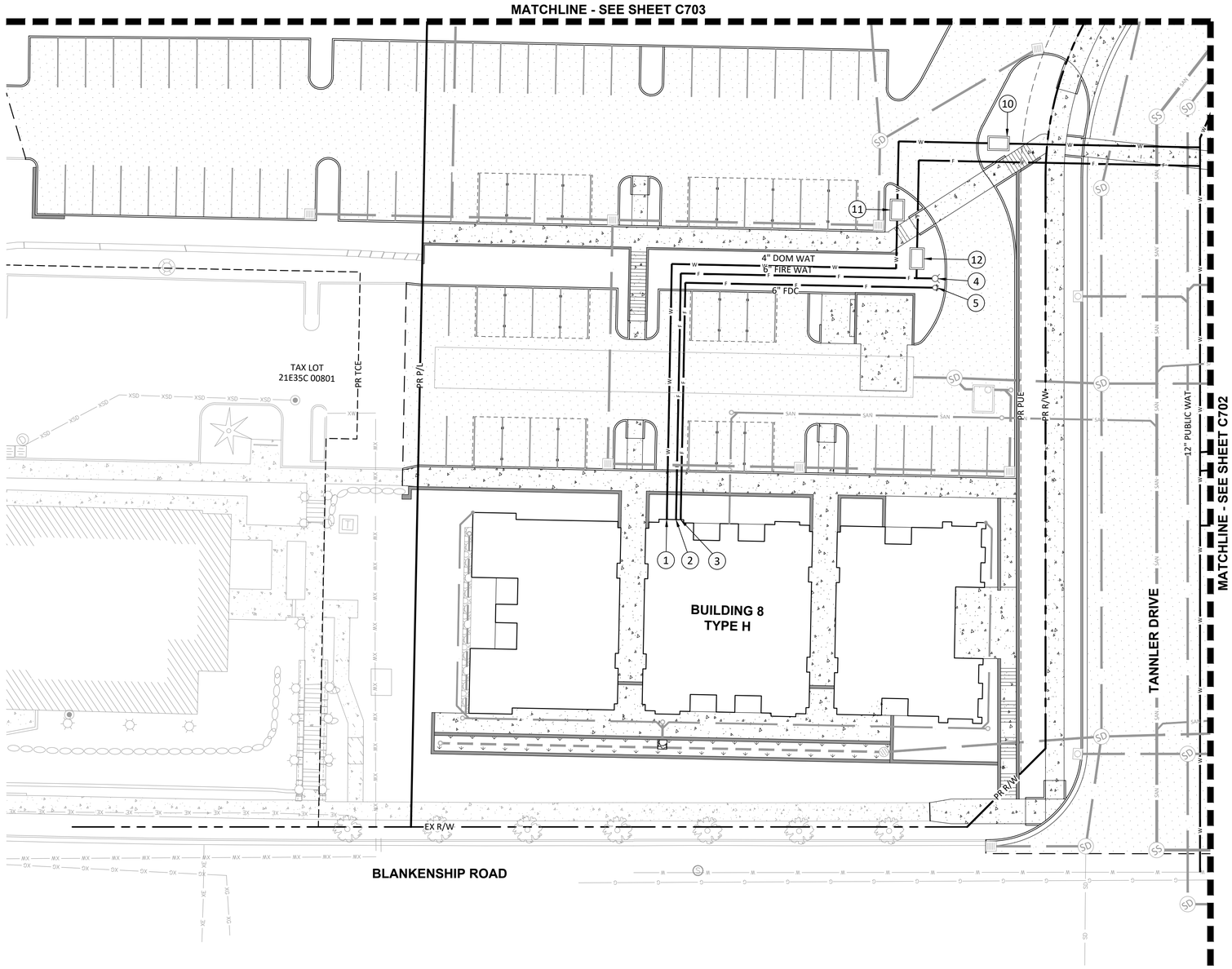
Project Number	Drawn by	Checked by
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SANITARY SEWER PLAN

C606



0 10 20 40

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. 4" DOMESTIC WATER SERVICE BUILDING CONNECTION.
2. 6" C900 FIRE SERVICE BUILDING CONNECTION.
3. 6" C900 FDC LINE BUILDING CONNECTION.
4. PROPOSED FIRE HYDRANT PER CITY OF WEST LINN.
5. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) STANDPIPE.
10. PROPOSED 4" DOMESTIC WATER METER PER CITY OF WEST LINN.
11. PROPOSED 4" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
12. PROPOSED 6" FIRE DCDA WITH FDC PER CITY OF WEST LINN.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

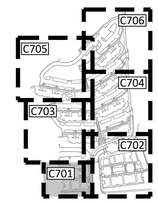
REGISTERED PROFESSIONAL ENGINEER
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OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

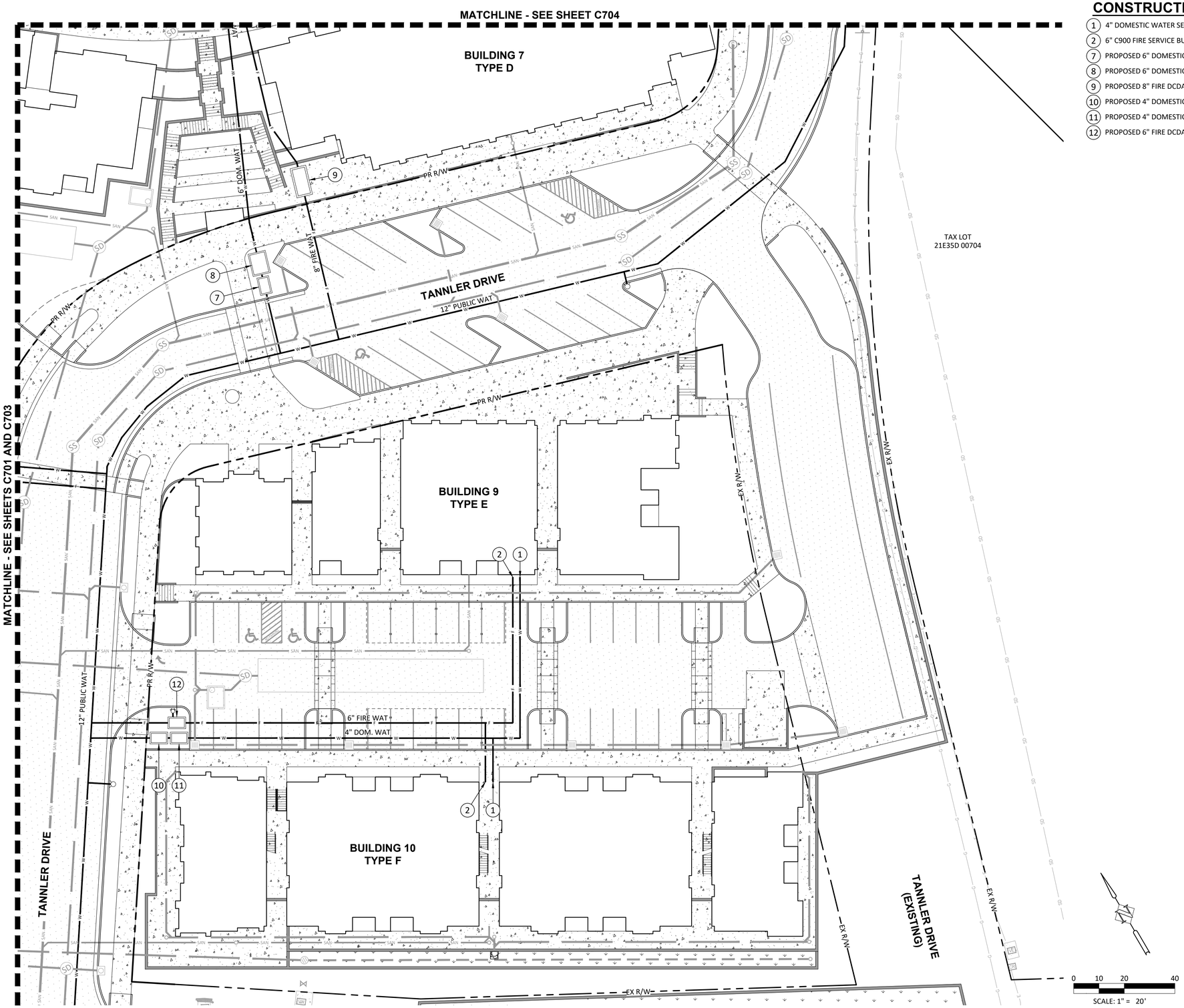
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WATER PLAN

C701

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CONSTRUCTION NOTES:

1. 4" DOMESTIC WATER SERVICE BUILDING CONNECTION.
2. 6" C900 FIRE SERVICE BUILDING CONNECTION.
7. PROPOSED 6" DOMESTIC WATER METER PER CITY OF WEST LINN.
8. PROPOSED 6" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
9. PROPOSED 8" FIRE DCDA WITH FDC PER CITY OF WEST LINN.
10. PROPOSED 4" DOMESTIC WATER METER PER CITY OF WEST LINN.
11. PROPOSED 4" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
12. PROPOSED 6" FIRE DCDA WITH FDC PER CITY OF WEST LINN.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

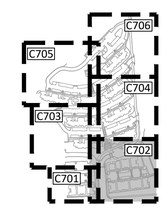
REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
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WATER PLAN

C702

Date: Friday, May 29, 2026 8:34:20 AM / Location: P:\04-Salem\MCR (Hill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C701 - Water Plan.dwg / User: Spencer Martin / Layout: C702

Date: Friday, May 29, 2026 8:34:22 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamiler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C701 - Water Plan.dwg / User: Spencer Martin

MATCHLINE - SEE SHEET C705

GARAGES

GARAGES

4" DOM WAT

6" FIRE WAT

6" FDC

BUILDING 4
TYPE B

6" DOM. WAT

8" FIRE WAT

GARAGES

GARAGES

PR TCE

EX P/L

TAX LOT
21E35C 00801

4" DOM WAT

6" FIRE WAT

6" FDC

BUILDING 6
TYPE B

PR TCE

EX P/L

6" FIRE WAT

PR R/W

MATCHLINE - SEE SHEETS C702 AND C704

SAN

SD

XSD

XW

W

F

1 2 3 4 5

0 10 20 40

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. 4" DOMESTIC WATER SERVICE BUILDING CONNECTION.
2. 6" C900 FIRE SERVICE BUILDING CONNECTION.
7. PROPOSED 6" DOMESTIC WATER METER PER CITY OF WEST LINN.
8. PROPOSED 6" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
9. PROPOSED 8" FIRE DCDA WITH FDC PER CITY OF WEST LINN.
10. PROPOSED 4" DOMESTIC WATER METER PER CITY OF WEST LINN.
11. PROPOSED 4" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
12. PROPOSED 6" FIRE DCDA WITH FDC PER CITY OF WEST LINN.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

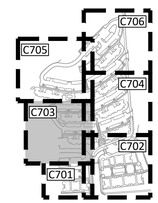
REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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WATER PLAN

C703

MATCHLINE - SEE SHEET C706

CONSTRUCTION NOTES:

1. 4" DOMESTIC WATER SERVICE BUILDING CONNECTION.
2. 6" C900 FIRE SERVICE BUILDING CONNECTION.
3. 6" C900 FDC LINE BUILDING CONNECTION.
4. PROPOSED FIRE HYDRANT PER CITY OF WEST LINN.
5. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) STANDPIPE.

BUILDING 3
TYPE B

BUILDING 11
CLUBHOUSE

BUILDING 5
TYPE B

BUILDING 7
TYPE D

GARAGES

4" DOM. WAT
6" FIRE WAT
6" FDC
6" DOM. WAT
8" FIRE WAT
4" DOM WAT

TANNLER DRIVE

EX C/L (PR SAWCUT)
PR R/W
EX R/W

TAX LOT
21E35D 00700

TAX LOT
21E35D 00703

TAX LOT
21E35D 00704

0 10 20 40
SCALE: 1" = 20'

MATCHLINE - SEE SHEETS C703 AND C705

MATCHLINE - SEE SHEET C702

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY. 22, 2015

EXPIRES: 12/31/26

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phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

C706
C705
C704
C703
C702
C701

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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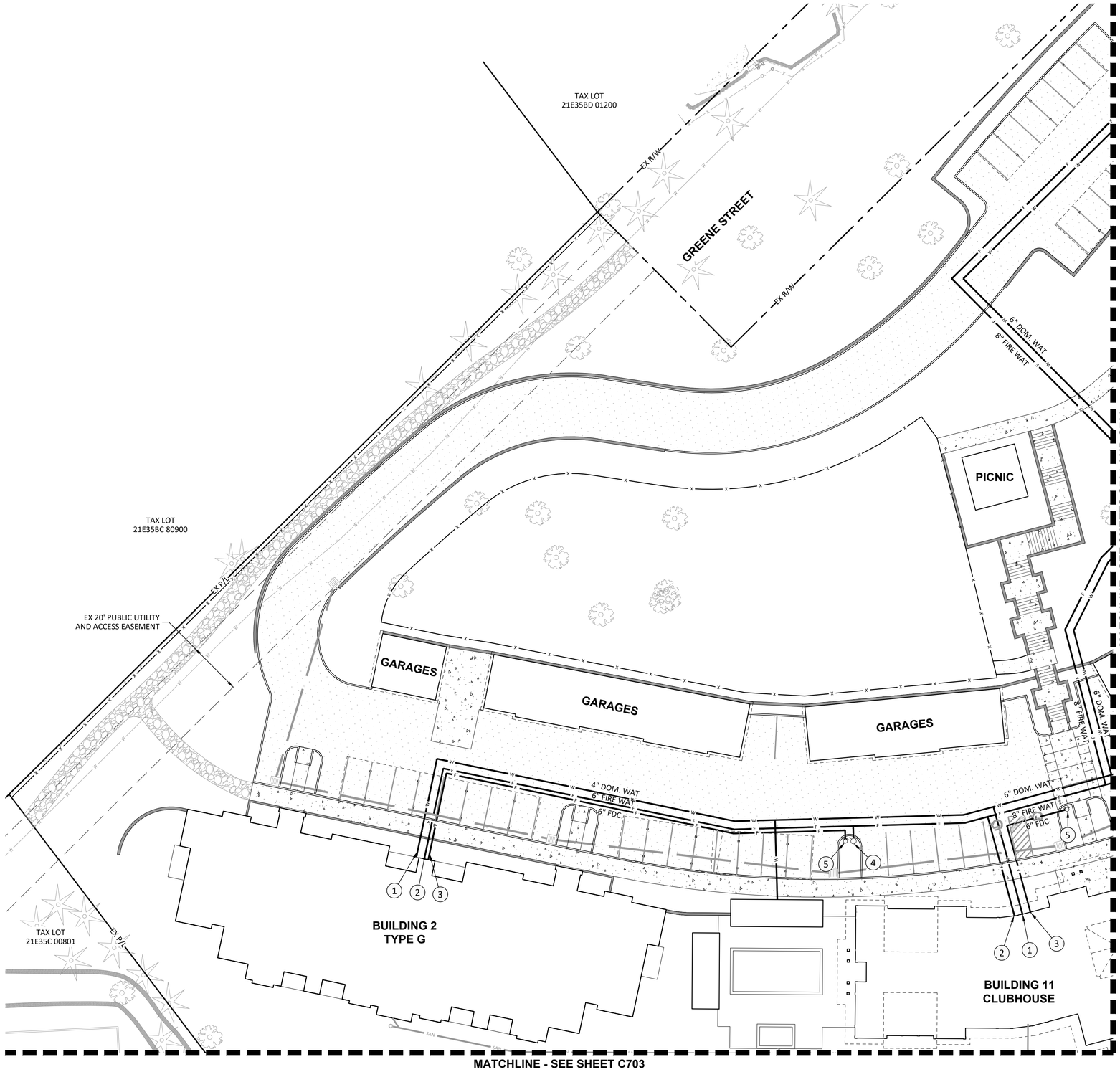
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WATER PLAN

C704

Date: Friday, May 29, 2026 8:34:24 AM / Location: P:\04-Salem\MCK (Mill Creek Residential Trust)\MCK-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C701 - Water Plan.dwg / User: Spencer Martin / Layout: C704

Date: Friday, May 29, 2026 8:34:26 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tarnler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C701 - Water Plan.dwg / User: Spencer Martin / Layout: C705



CONSTRUCTION NOTES:

1. 4" DOMESTIC WATER SERVICE BUILDING CONNECTION.
2. 6" C900 FIRE SERVICE BUILDING CONNECTION.
3. 6" C900 FDC LINE BUILDING CONNECTION.
4. PROPOSED FIRE HYDRANT PER CITY OF WEST LINN.
5. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) STANDPIPE.

0 10 20 40

SCALE: 1" = 20'

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

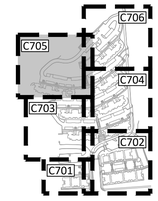
REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"



Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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WATER PLAN

C705

Date: Friday, May 29, 2026 8:34:29 AM / Location: P:\04-Salem\MCR (Hill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C701 - Water Plan.dwg / User: Spencer Martin / Layout: C706

MATCHLINE - SEE THIS SHEET

TAX LOT
21E35BD 01400

TAX LOT
21E35BD 01300

EX R/W

GREENE STREET

EX R/W

8" FIRE WAT

6" DOM. WAT

GARAGES

6" FDC

5

4

3

2

1

BUILDING 1
TYPE B

6" DOM. WAT

8" FIRE WAT

6" FIRE WAT

4" DOM. WAT

PICNIC

GARAGES

PR R/W

TANNLER DRIVE

EX C/L (PR SAWCUT)

EX R/W

TAX LOT
21E35D 00700

MATCHLINE - SEE SHEET C705

MATCHLINE - SEE SHEET C704

CONSTRUCTION NOTES:

1. 4" DOMESTIC WATER SERVICE BUILDING CONNECTION.
2. 6" C900 FIRE SERVICE BUILDING CONNECTION.
3. 6" C900 FDC LINE BUILDING CONNECTION.
4. PROPOSED FIRE HYDRANT PER CITY OF WEST LINN.
5. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) STANDPIPE.
6. CONNECT TO EXISTING PUBLIC WATER LINE PER CITY OF WEST LINN.
7. PROPOSED 6" DOMESTIC WATER METER PER CITY OF WEST LINN.
8. PROPOSED 6" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
9. PROPOSED 8" FIRE DCDA WITH FDC PER CITY OF WEST LINN.

TAX LOT
21E35BD 01800

6

7

8

9

MATCHLINE - SEE THIS SHEET

0 10 20 40

SCALE: 1" = 20'

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RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015

EXPIRES: 12/31/26

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Modera
West Linn, Oregon

THIS WIDTH SHOULD BE 3"

C706
C705
C704
C703
C702
C701

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

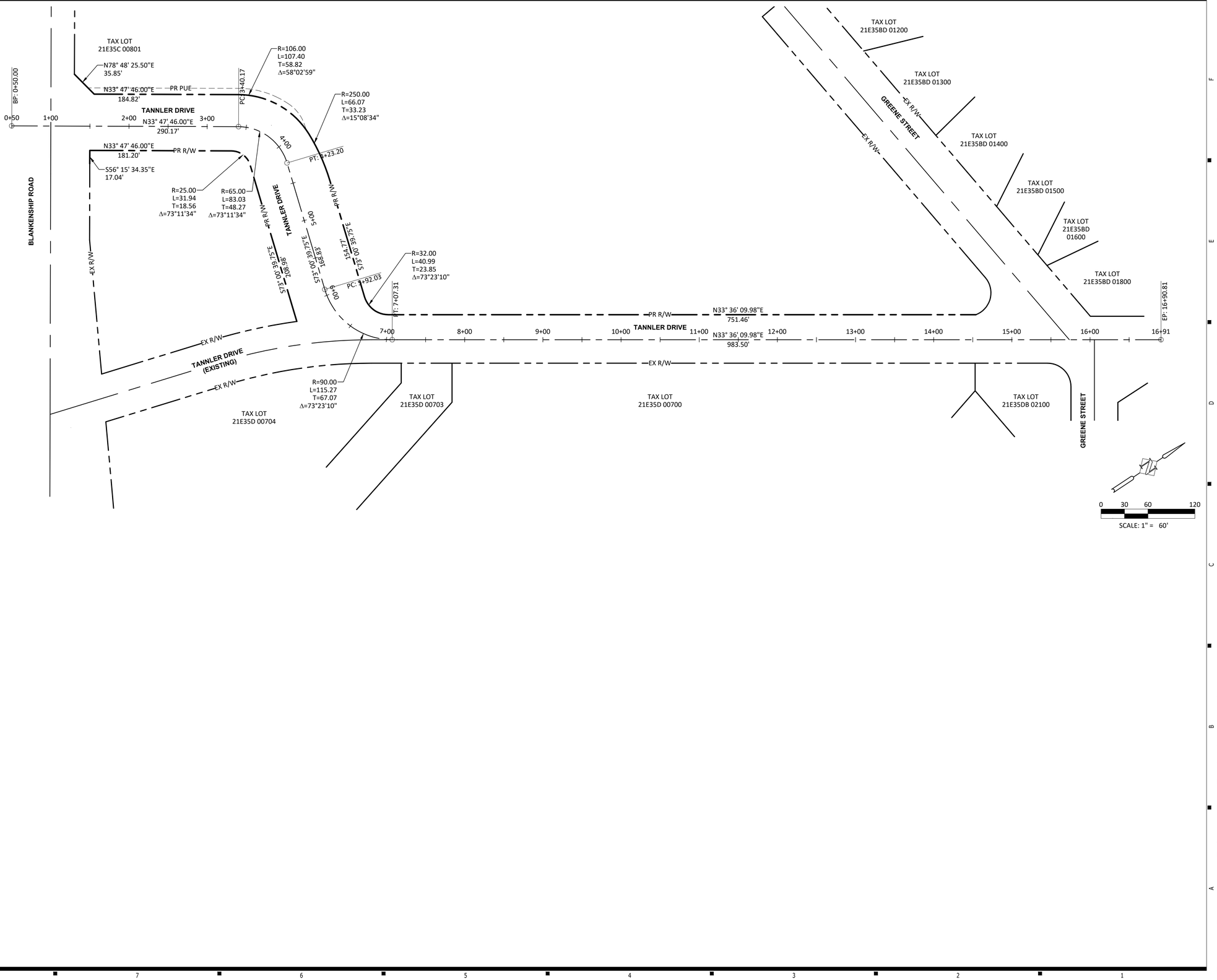
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WATER PLAN

C706



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EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

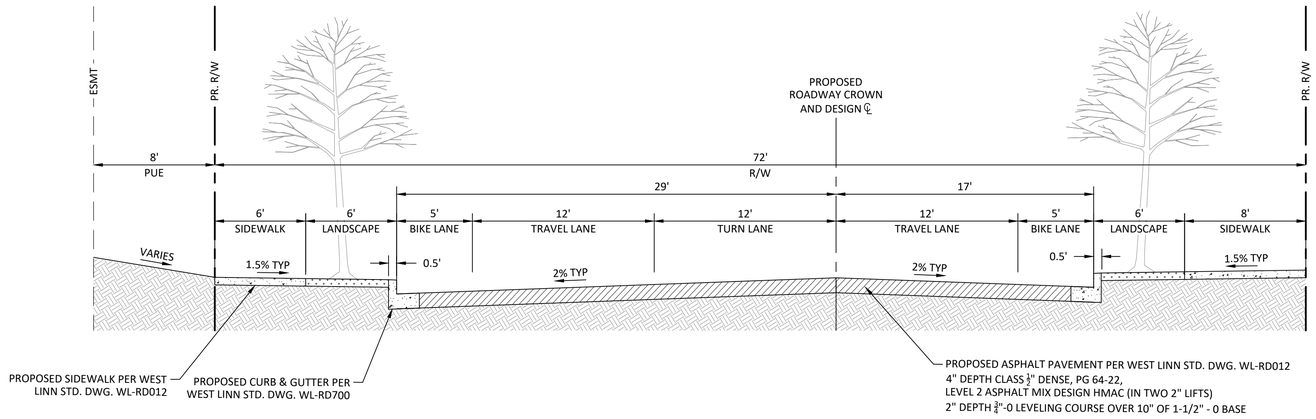
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PUBLIC ROADWAY GEOMETRY PLAN

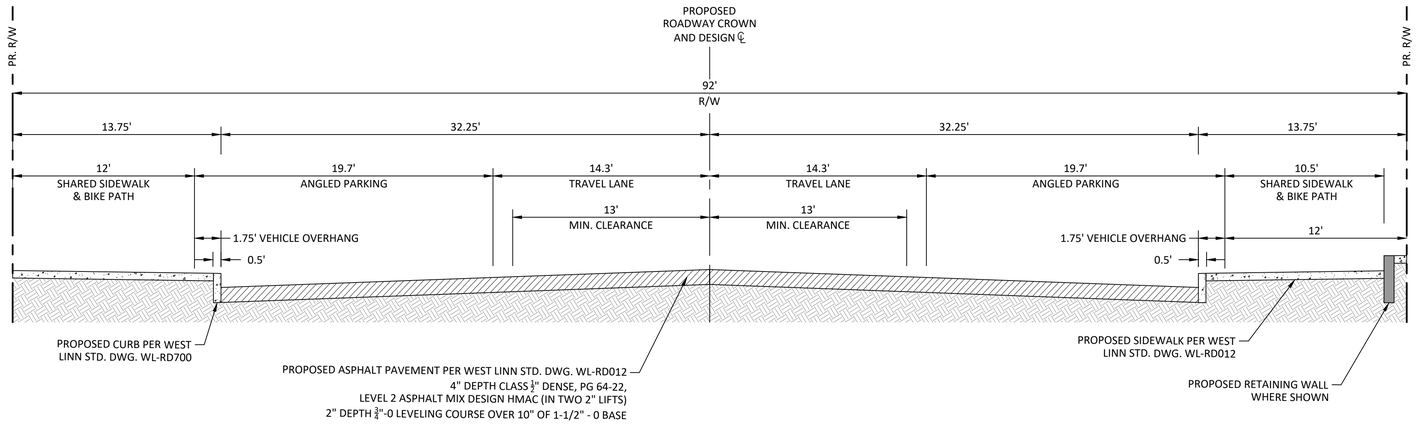
C800

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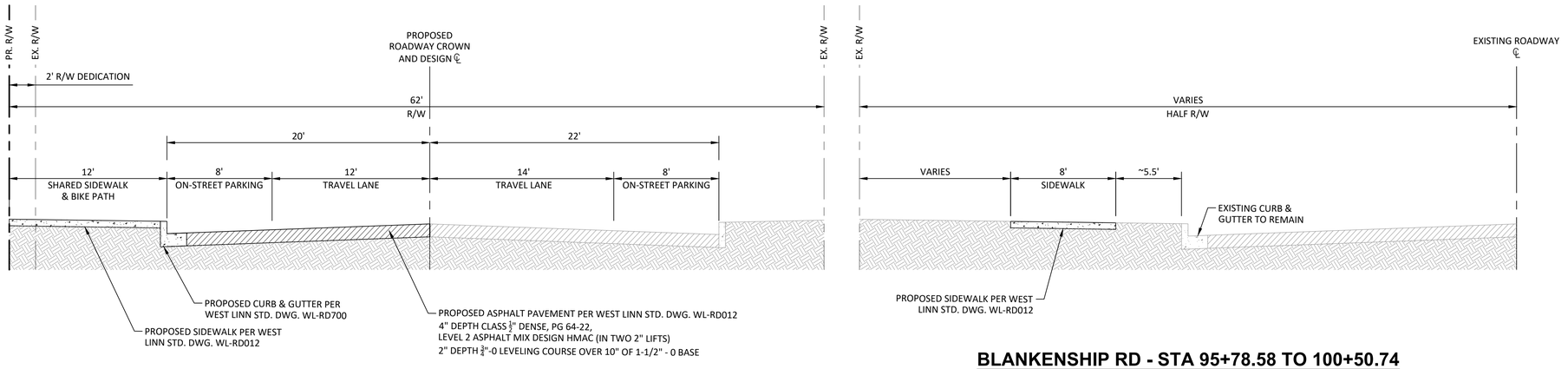
TANNLER DR - STA 1+55.37 TO 2+71.37

(PROP. CL)
N.T.S.



TANNLER DR - STA 4+61.77 TO 5+92.03

(PROP. CL)
N.T.S.



TANNLER DR - STA 7+34.43 TO 15+66.20

(PROP. CL)
N.T.S.

BLANKENSHIP RD - STA 95+78.58 TO 100+50.74

(EX. CL)
N.T.S.

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EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
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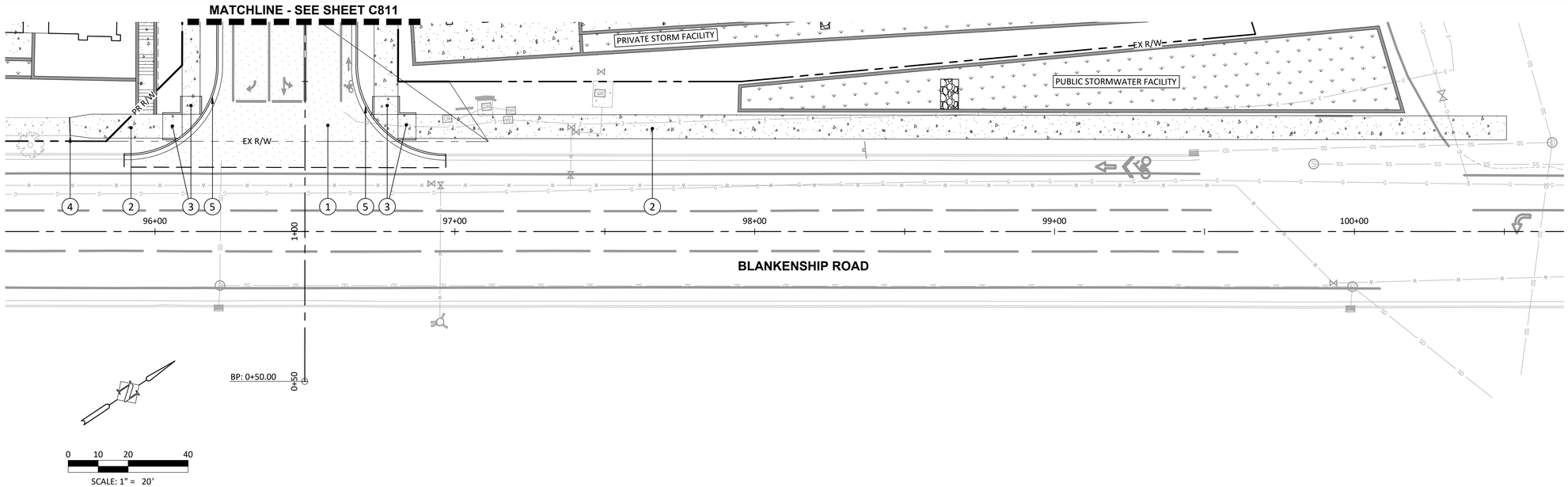
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TYPICAL SECTIONS

C801

Date: Friday, May 29, 2026 8:34:44 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C801 - Typical Sections.dwg / User: Spencer Martin / Layout: C801 TYPICAL SECTIONS

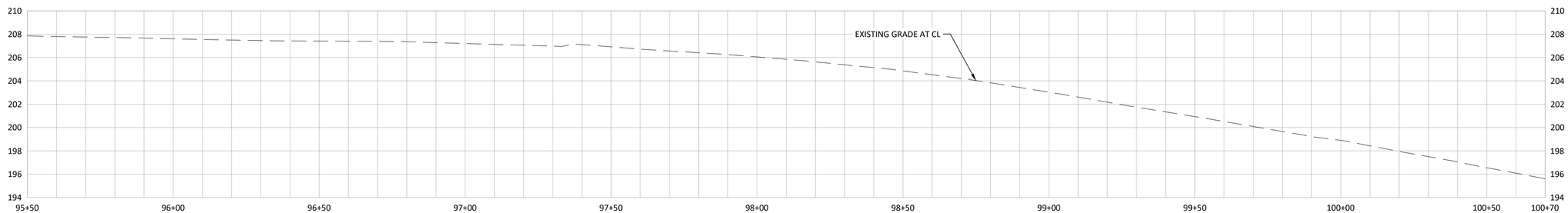


BLANKENSHIP RD - PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVEMENT SECTION PER CITY OF WEST LINN.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF WEST LINN.
3. CONSTRUCT CURB RAMP PER CITY OF WEST LINN.
4. MATCH GRADES AT EXISTING SIDEWALK.
5. CONSTRUCT STANDARD CURB & GUTTER PER CITY OF WEST LINN.



BLANKENSHIP RD PROFILE (CL STA 95+50 TO 100+70)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

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Modera West Linn

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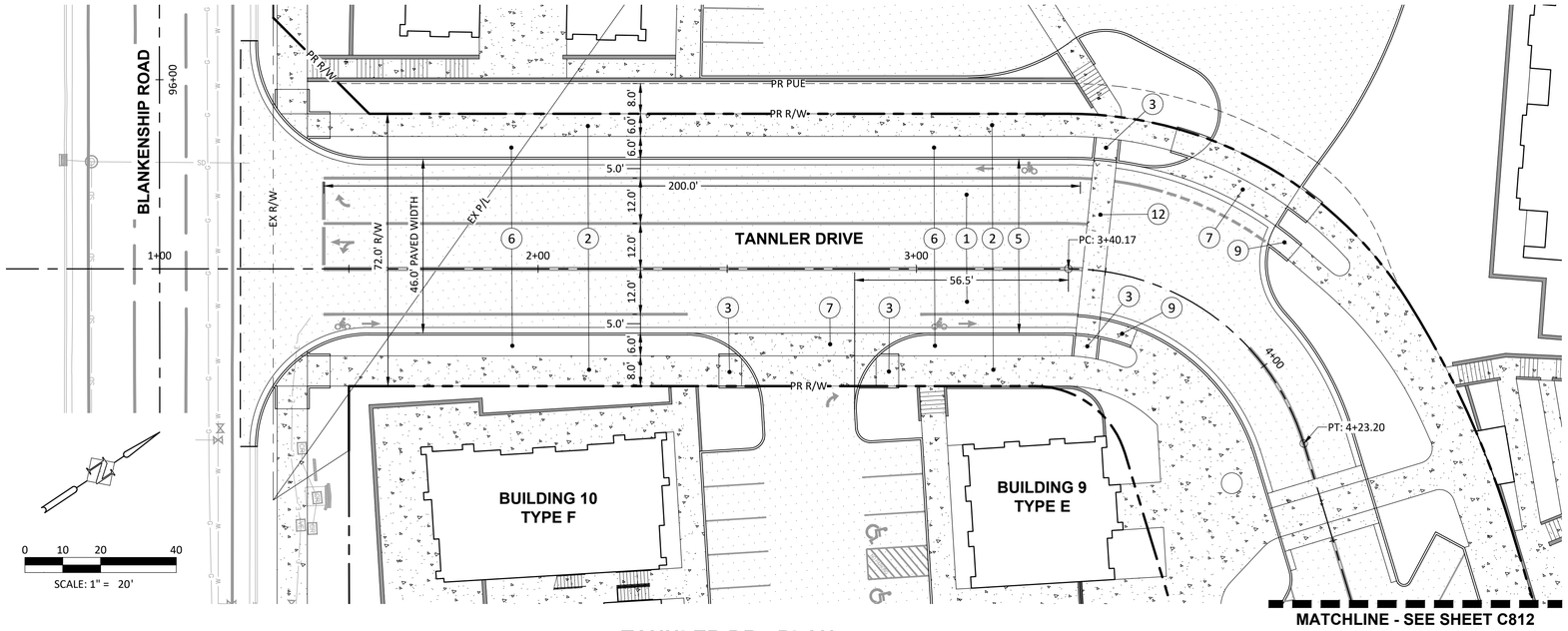
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BLANKENSHIP RD PLAN AND PROFILE

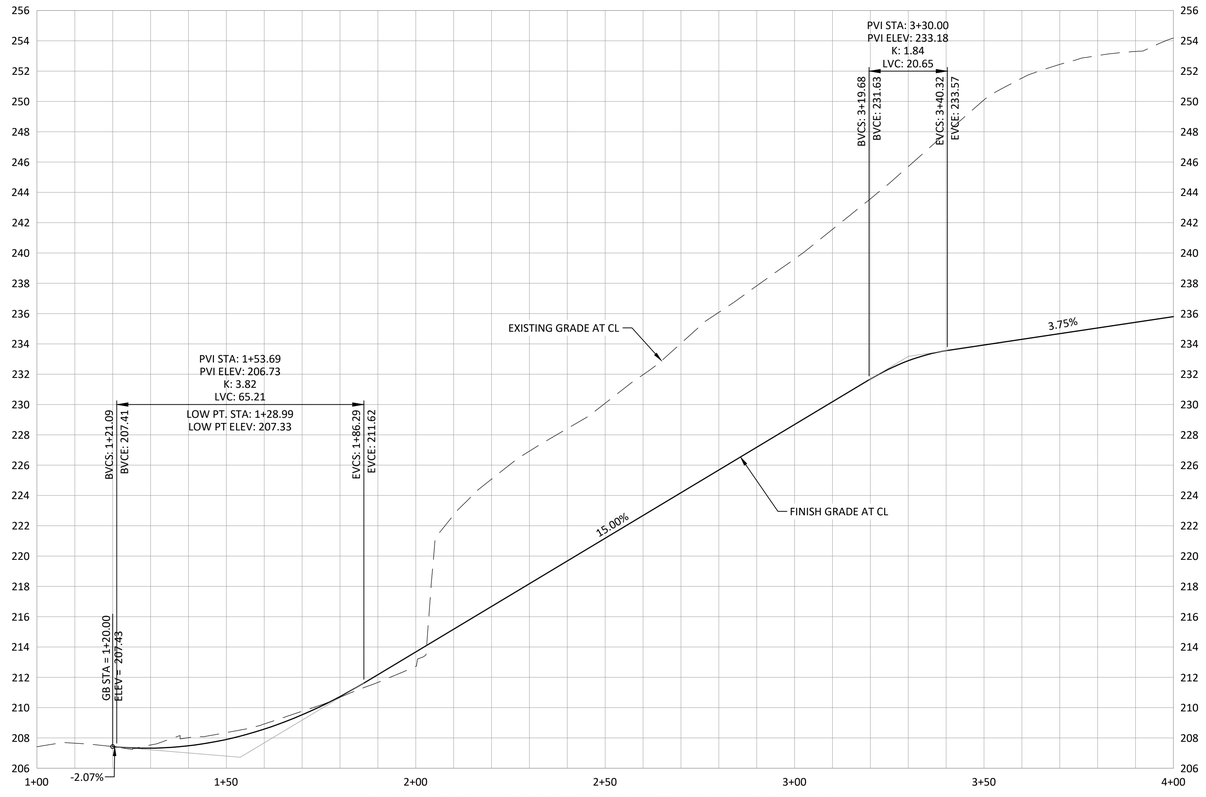
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Date: Friday, May 29, 2026 8:34:56 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C811 - Roadway Plan and Profile.dwg / User: Spencer Martin / Layout: C810



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 1+00 TO 4+00)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVEMENT SECTION PER CITY OF WEST LINN.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF WEST LINN.
3. CONSTRUCT CURB RAMP PER CITY OF WEST LINN.
5. CONSTRUCT STANDARD CURB & GUTTER PER CITY OF WEST LINN.
6. PROPOSED LANDSCAPE STRIP. REFER TO LANDSCAPE PLANS FOR INFORMATION.
7. CONSTRUCT DRIVEWAY PER CITY OF WEST LINN.
9. CONSTRUCT BIKE RAMP.
12. CONSTRUCT CONCRETE PEDESTRIAN CROSSING.

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MAY, 22, 2015
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EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

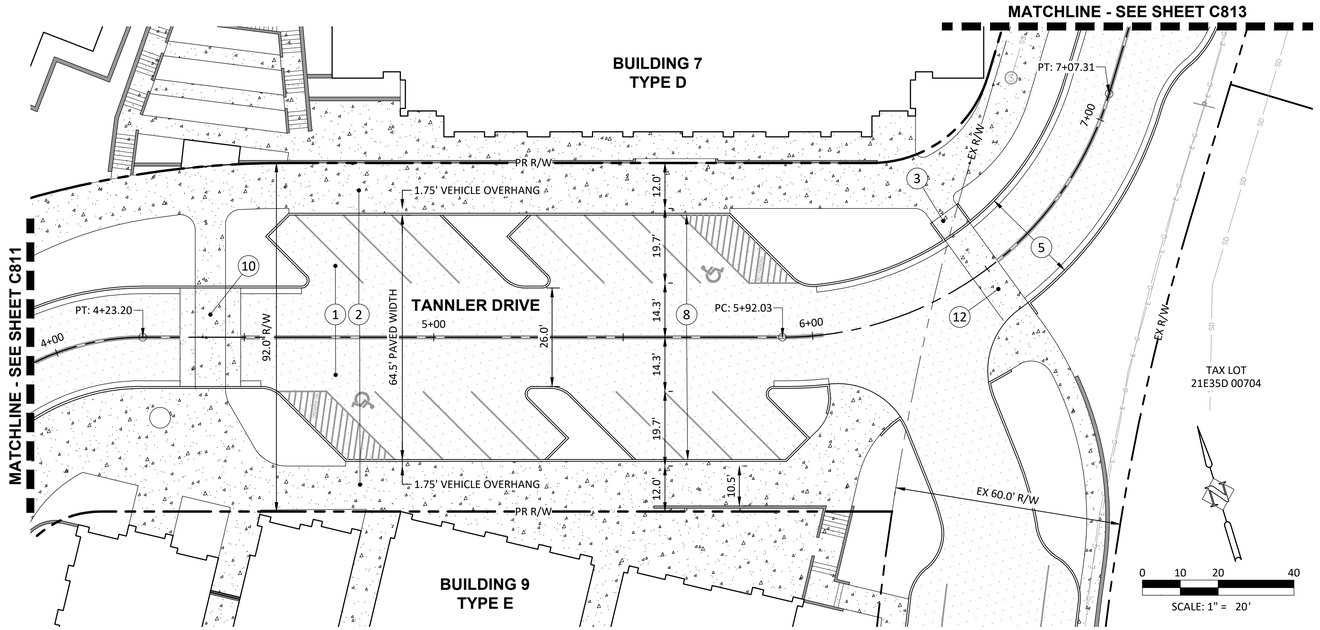
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TANNLER DR PLAN AND PROFILE

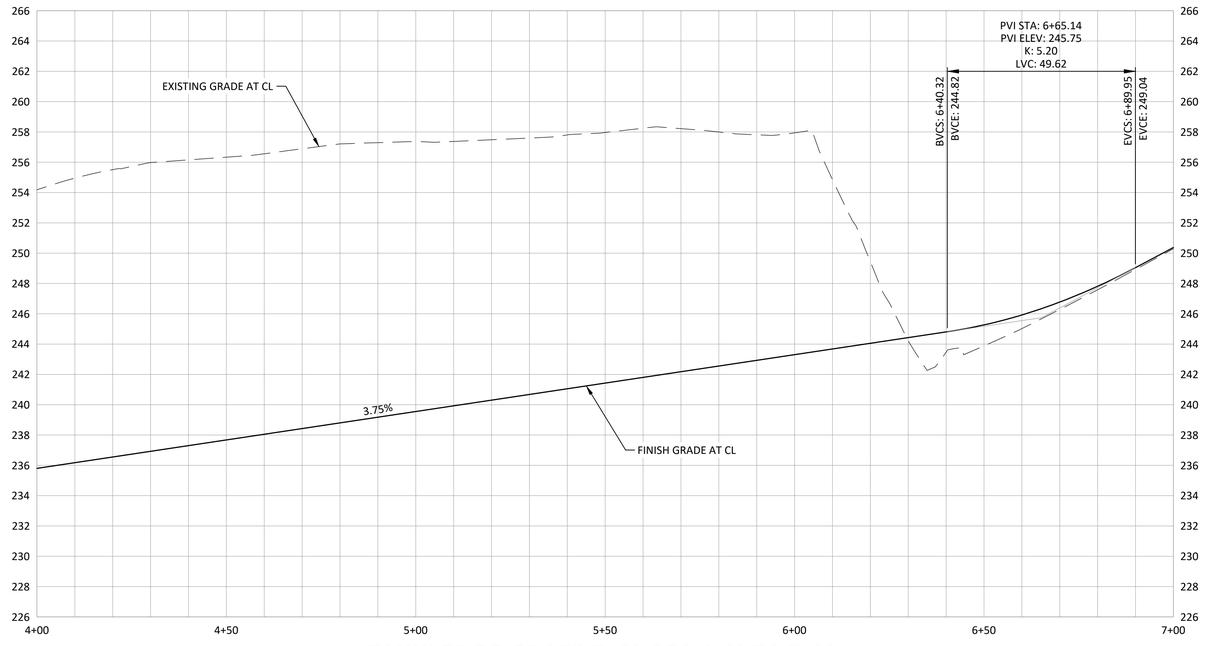
C811

Date: Friday, May 29, 2026 8:34:59 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C811 - Roadway Plan and Profile.dwg / User: Spencer Martin / Layout: C811



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 4+00 TO 7+00)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVEMENT SECTION PER CITY OF WEST LINN.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF WEST LINN.
3. CONSTRUCT CURB RAMP PER CITY OF WEST LINN.
5. CONSTRUCT STANDARD CURB & GUTTER PER CITY OF WEST LINN.
8. CONSTRUCT STANDARD CUB PER CITY OF WEST LINN.
10. CONSTRUCT RAISED CONCRETE PEDESTRIAN CROSSING.
12. CONSTRUCT CONCRETE PEDESTRIAN CROSSING.

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REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON
PRELIMINARY
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

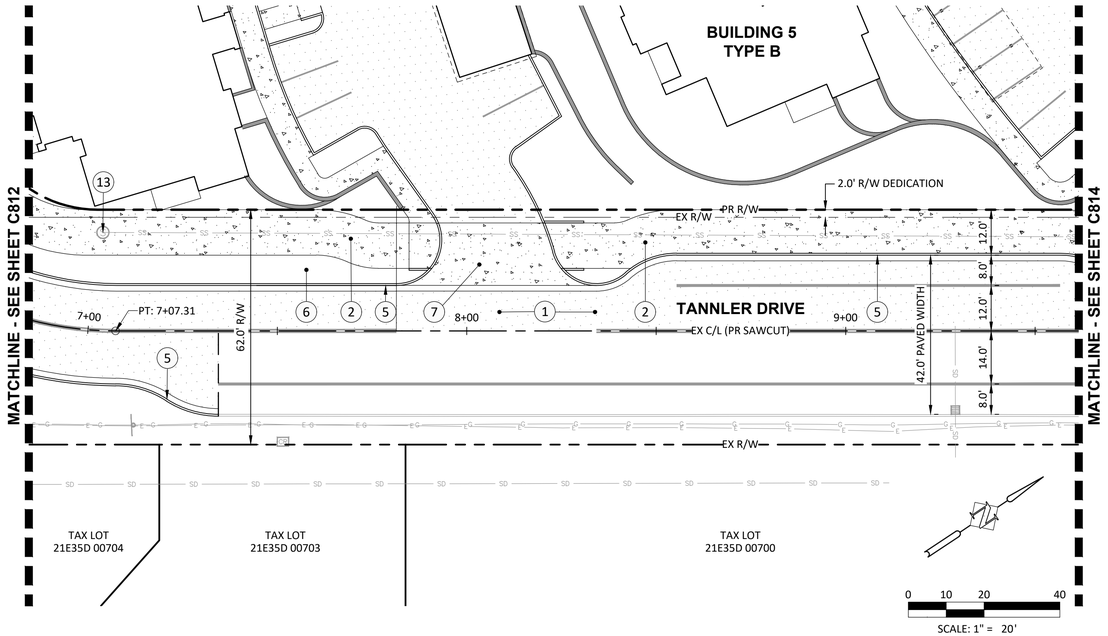
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TANNLER DR PLAN AND PROFILE

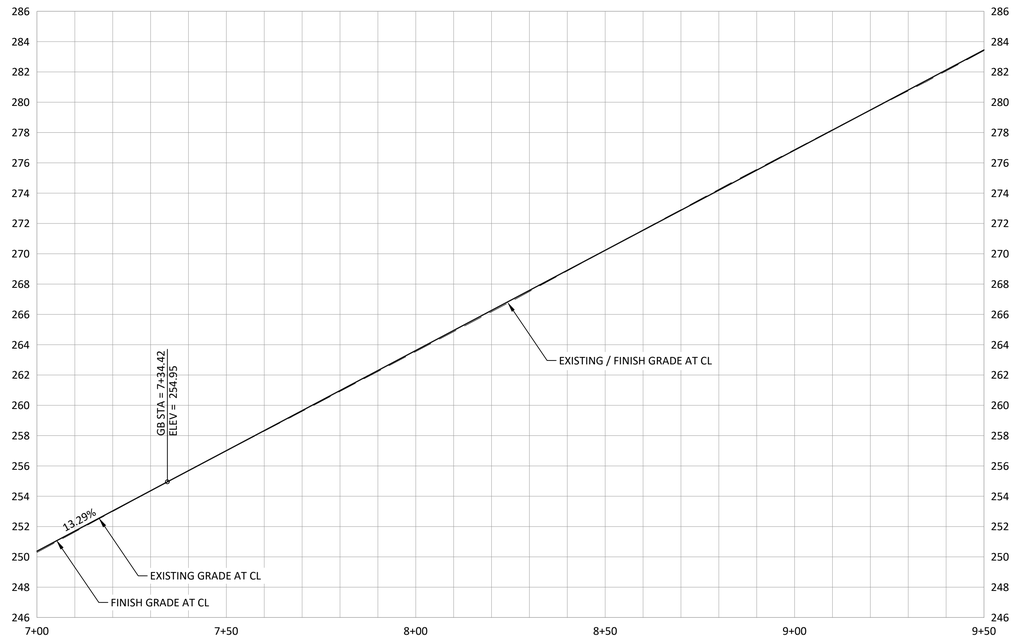
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Date: Friday, May 29, 2026 8:35:01 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C811 - Roadway Plan and Profile.dwg / User: Spencer Martin / Layout: C812



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 7+00 TO 9+50)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVEMENT SECTION PER CITY OF WEST LINN.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF WEST LINN.
5. CONSTRUCT STANDARD CURB & GUTTER PER CITY OF WEST LINN.
6. PROPOSED LANDSCAPE STRIP. REFER TO LANDSCAPE PLANS FOR INFORMATION.
7. CONSTRUCT DRIVEWAY PER CITY OF WEST LINN.
13. ADJUST RIM TO FINISH GRADE.

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

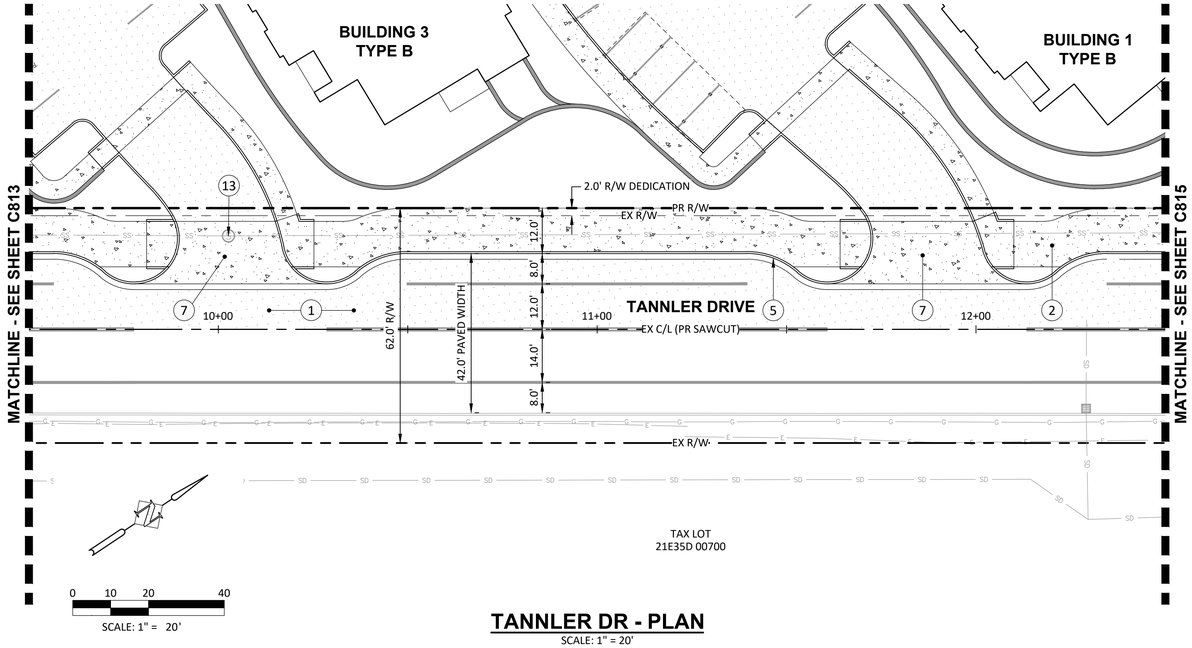
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TANNLER DR PLAN AND PROFILE

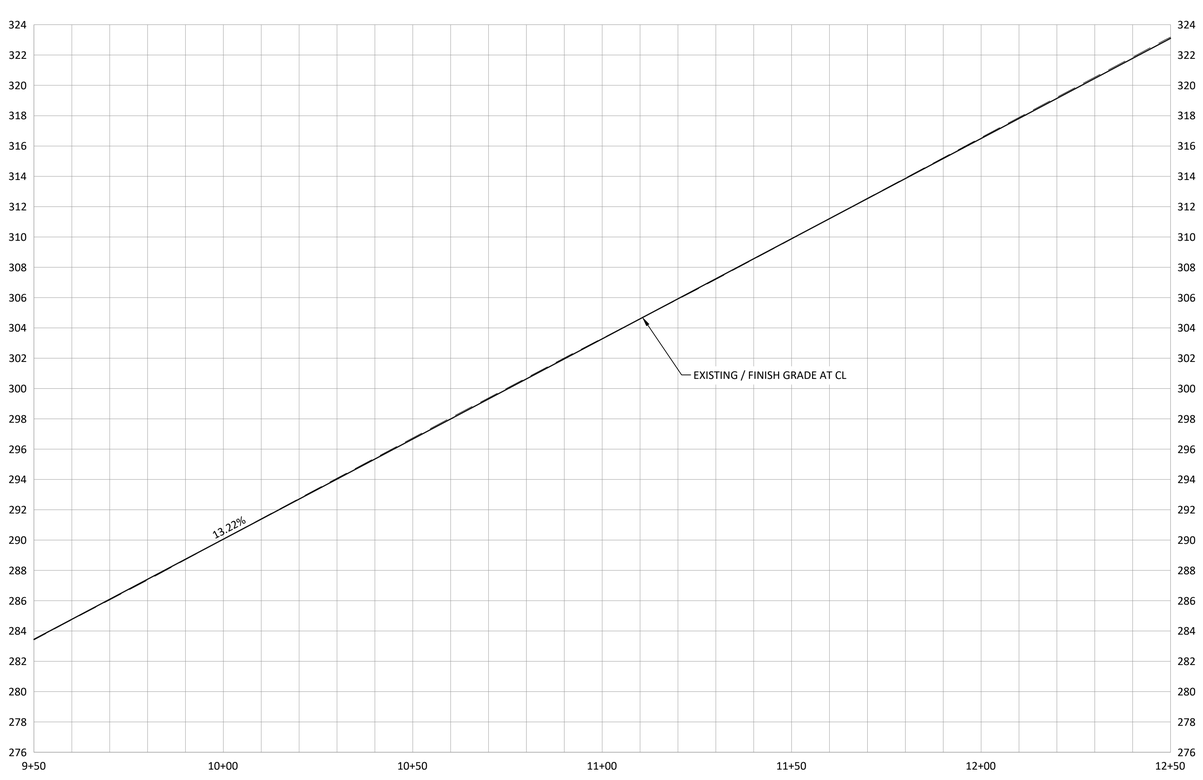
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TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 9+50 TO 12+50)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVEMENT SECTION PER CITY OF WEST LINN.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF WEST LINN.
5. CONSTRUCT STANDARD CURB & GUTTER PER CITY OF WEST LINN.
7. CONSTRUCT DRIVEWAY PER CITY OF WEST LINN.
13. ADJUST RIM TO FINISH GRADE.

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REGISTERED PROFESSIONAL ENGINEER
76295PE
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PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
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Project Number	Drawn by	Checked by
25006	HHPR	RMM

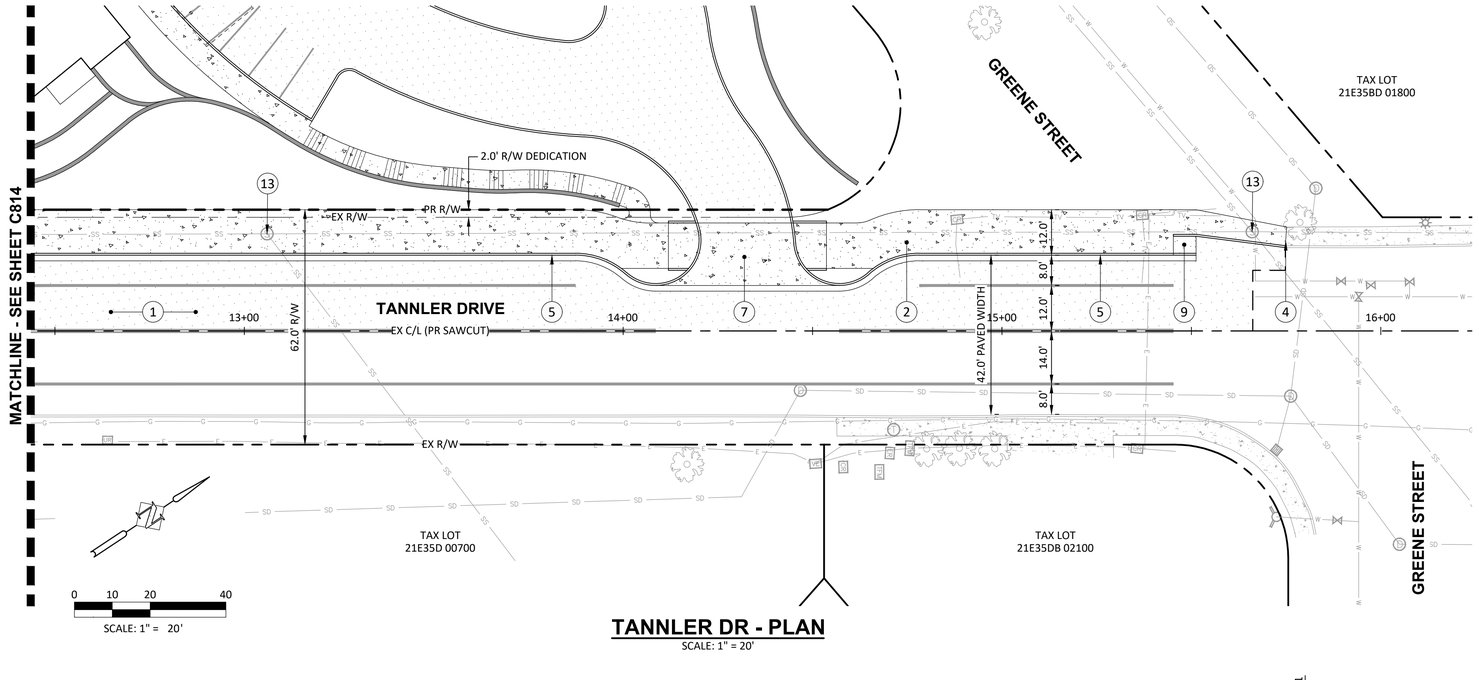
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TANNLER DR PLAN AND PROFILE

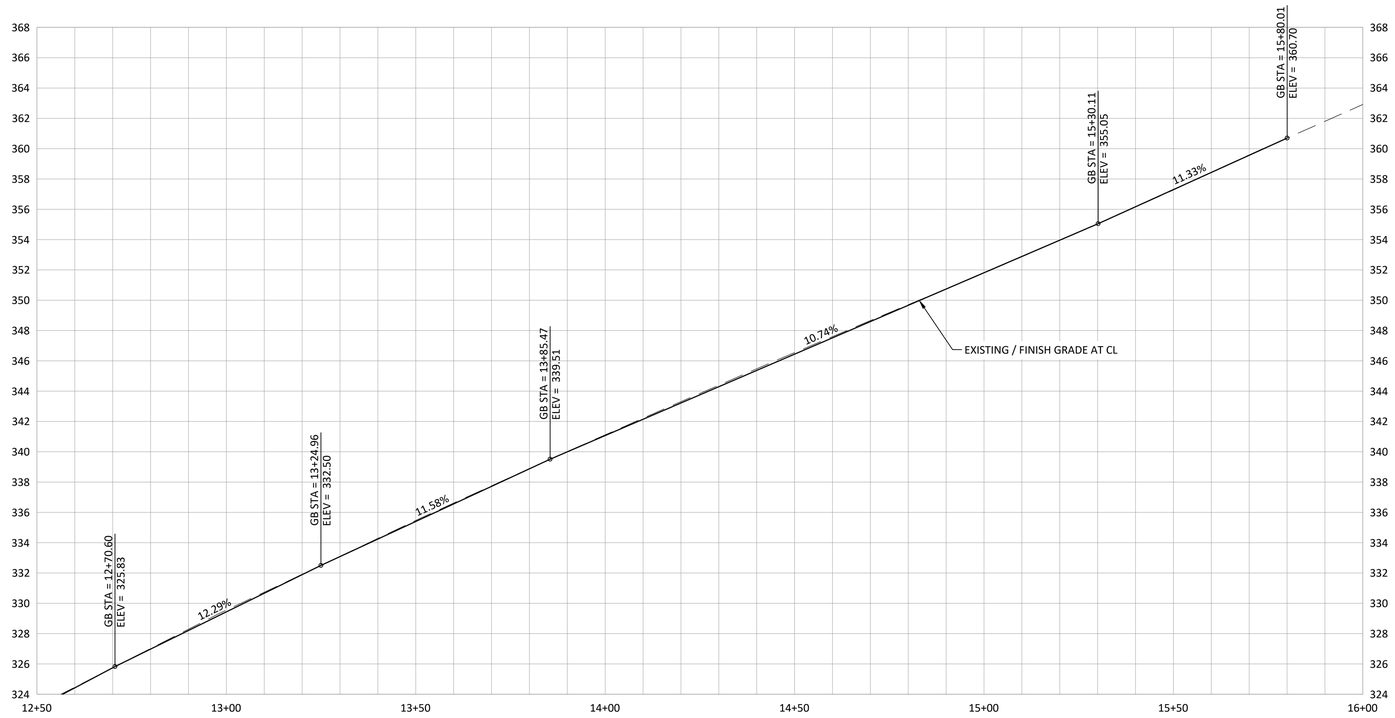
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TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 12+50 TO 16+00)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. PROPOSED ASPHALT PAVEMENT SECTION PER CITY OF WEST LINN.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF WEST LINN.
4. MATCH GRADES AT EXISTING SIDEWALK.
5. CONSTRUCT STANDARD CURB & GUTTER PER CITY OF WEST LINN.
7. CONSTRUCT DRIVEWAY PER CITY OF WEST LINN.
9. CONSTRUCT BIKE RAMP.
13. ADJUST RIM TO FINISH GRADE.

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OREGON
PRELIMINARY
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RYAN MICHAEL MOSHER
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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

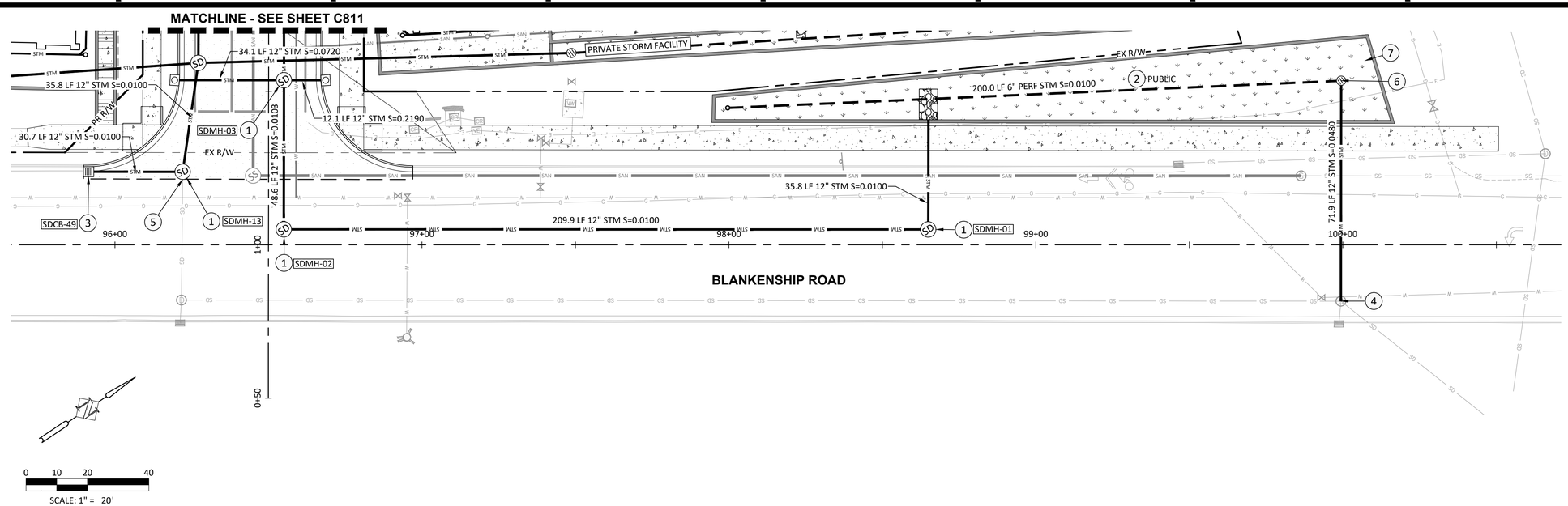
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TANNLER DR PLAN AND PROFILE

C815

Date: Friday, May 29, 2026 8:35:07 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C811 - Roadway Plan and Profile.dwg / User: Spencer Martin / Layout: C815

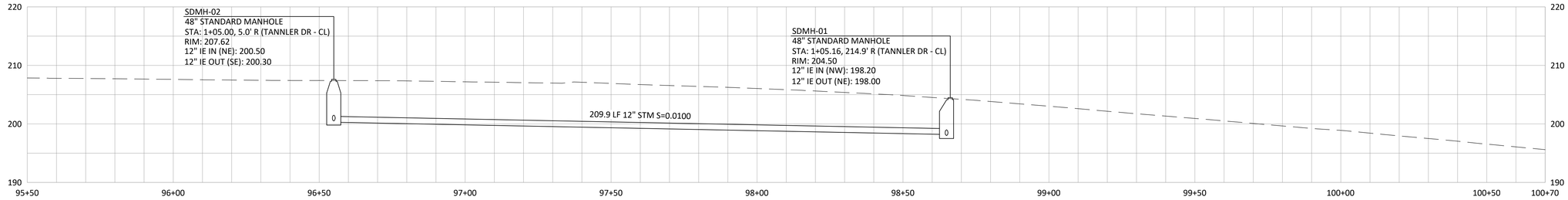


BLANKENSHIP RD - PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. CONSTRUCT STORM SEWER MANHOLE PER CITY OF WEST LINN.
2. CONSTRUCT LINED STORM PLANTER PER CITY OF WEST LINN.
3. CONSTRUCT CATCH BASIN PER CITY OF WEST LINN.
4. CONNECT TO EXISTING PUBLIC STORM SEWER MANHOLE.
5. CONNECT TO EXISTING PUBLIC STORM SEWER LINE.
6. CONSTRUCT BEEHIVE OVERFLOW.
7. CONSTRUCT PLANTER WALL.



BLANKENSHIP RD - CL

SCALE: 1" = 20' (HORIZ.)
1" = 10' (VERT.)

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Project Number	Drawn by	Checked by
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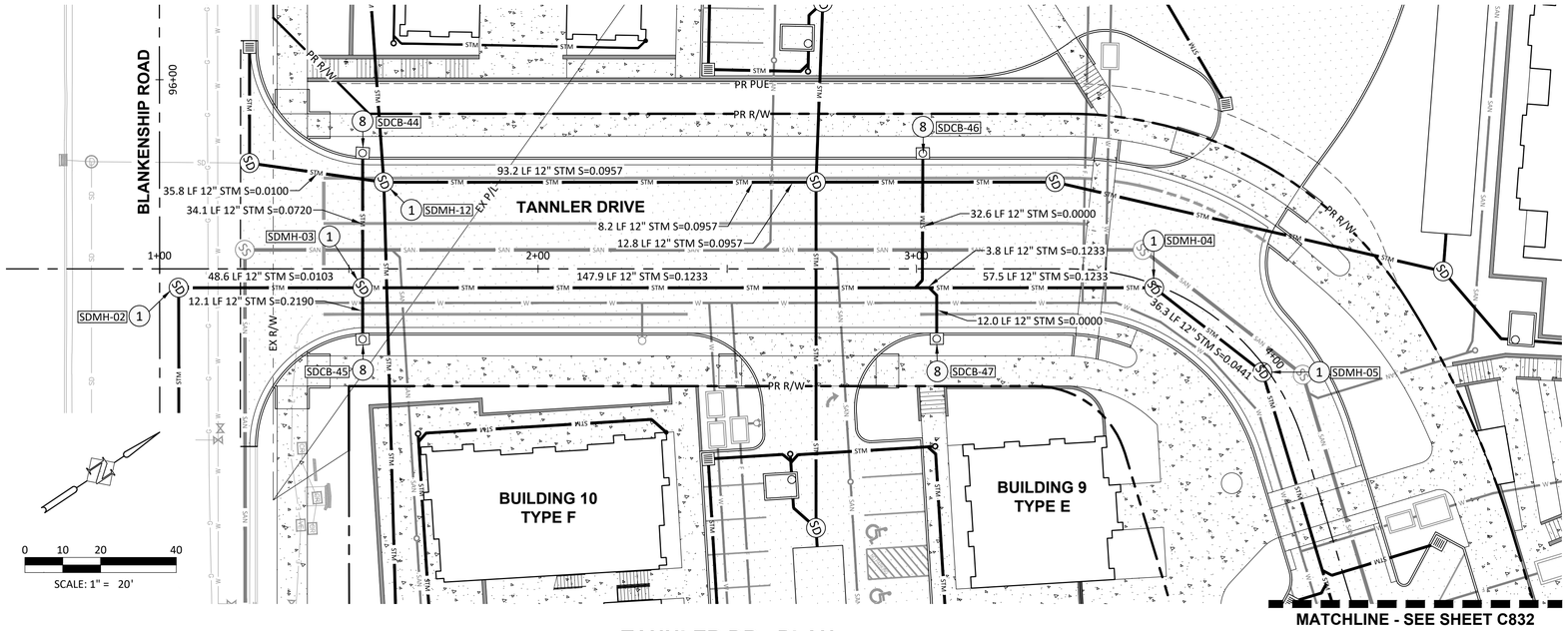
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BLANKENSHIP RD STORM SEWER PLAN AND PROFILE

C830

Date: Friday, May 29, 2026 8:35:23 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C831 - Storm Sewer Plan and Profile.dwg / User: Spencer Martin / Layout: C830



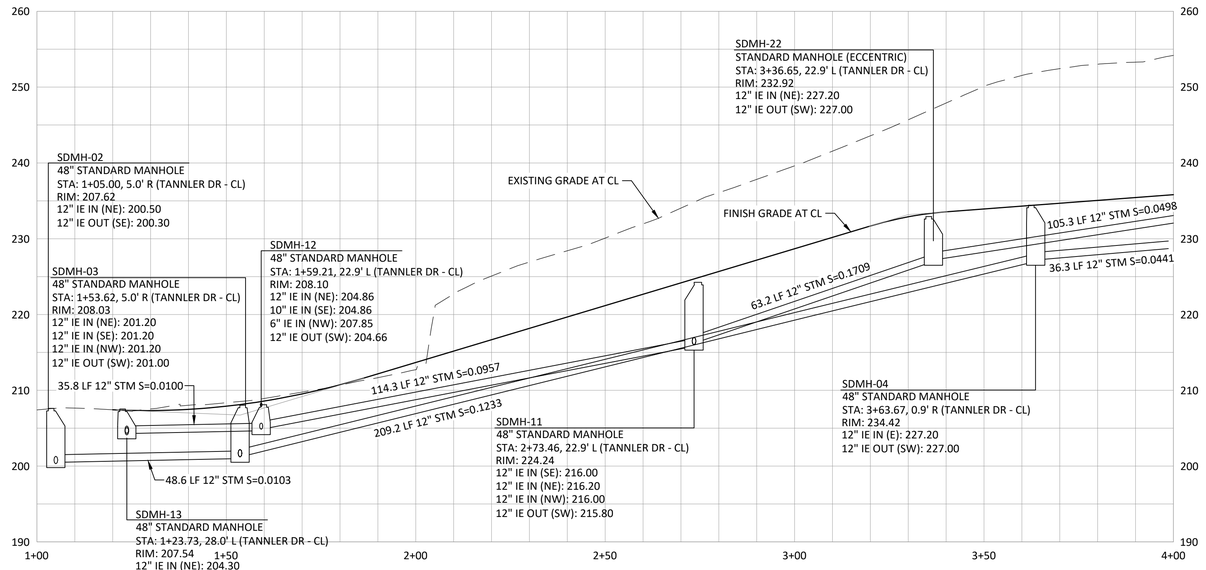
MATCHLINE - SEE SHEET C832

TANNLER DR - PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. CONSTRUCT STORM SEWER MANHOLE PER CITY OF WEST LINN.
8. CONSTRUCT CURB INLET PER CITY OF WEST LINN.



TANNLER DR PROFILE (CL STA 1+00 TO 4+00)

SCALE: 1" = 20' (HORIZ.)
1" = 10' (VERT.)

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EXPIRES: 12/31/26

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Date	Revision/Issue
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Project Number	Drawn by	Checked by
25006	HHPR	RMM

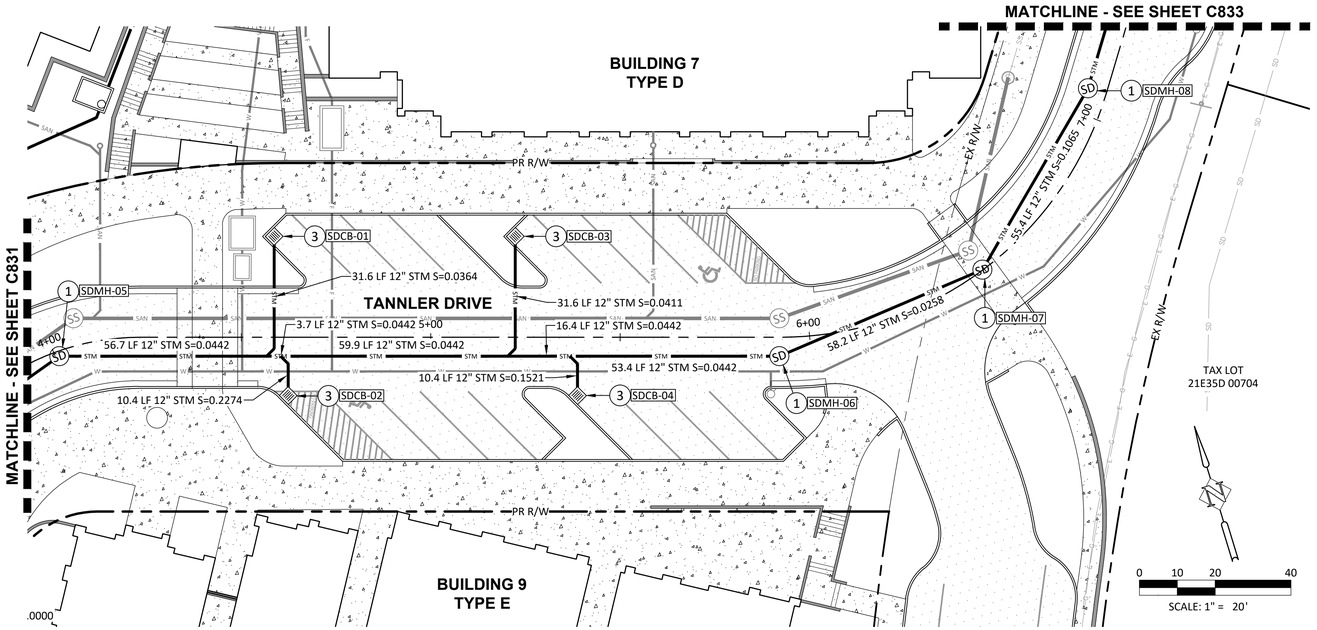
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TANNLER DR STORM SEWER PLAN AND PROFILE

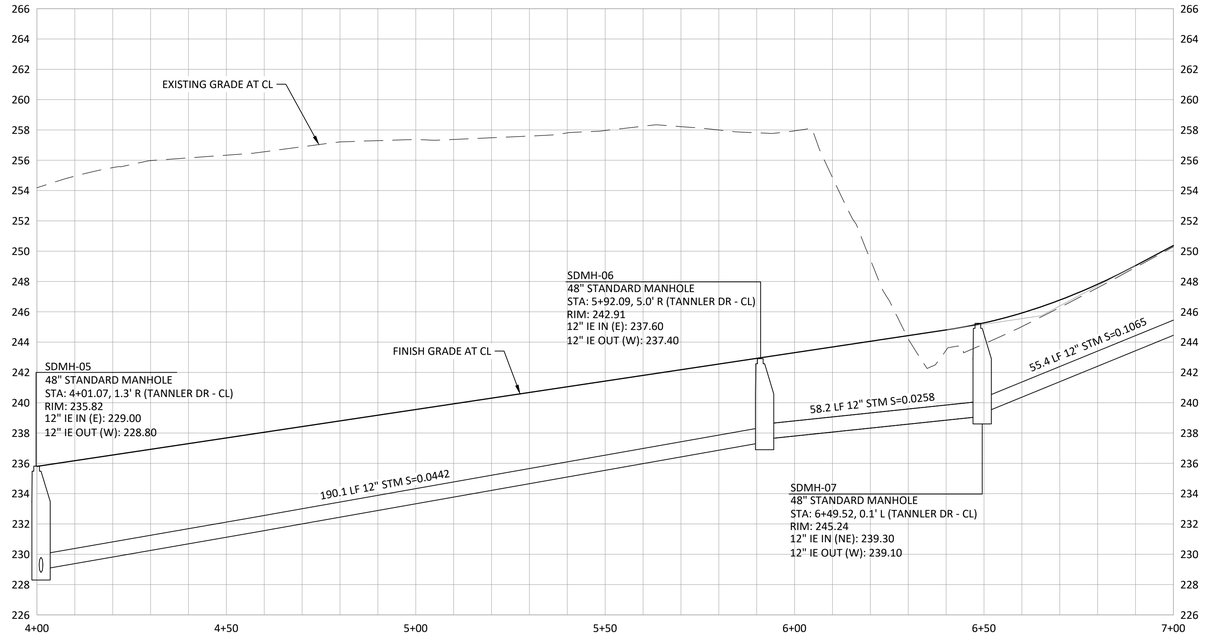
C831

Date: Friday, May 29, 2026 8:35:26 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C831 - Storm Sewer Plan and Profile.dwg / User: Spencer Martin / Layout: C831



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 4+00 TO 7+00)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. CONSTRUCT STORM SEWER MANHOLE PER CITY OF WEST LINN.
3. CONSTRUCT CATCH BASIN PER CITY OF WEST LINN.

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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

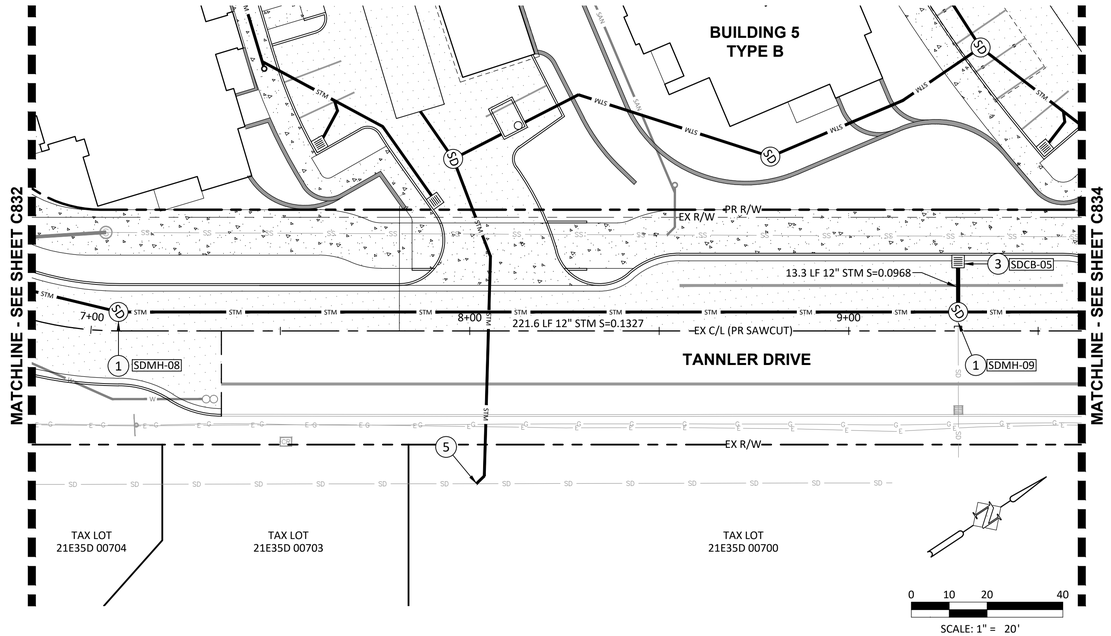
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TANNLER DR STORM SEWER PLAN AND PROFILE

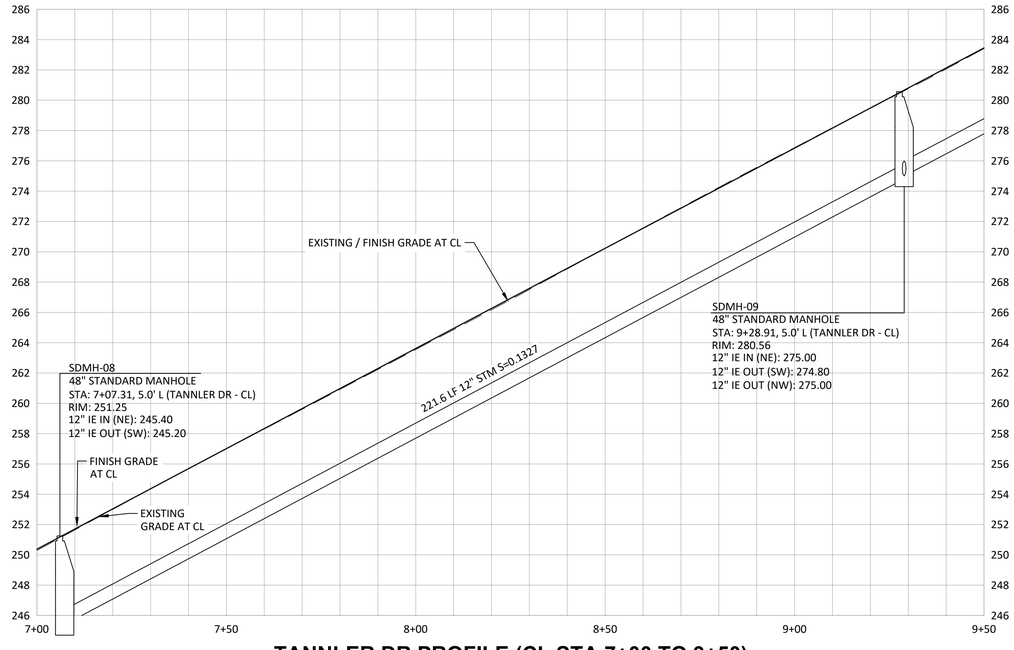
C832

Date: Friday, May 29, 2026 8:35:29 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C831 - Storm Sewer Plan and Profile.dwg / User: Spencer Martin / Layout: C832



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 7+00 TO 9+50)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. CONSTRUCT STORM SEWER MANHOLE PER CITY OF WEST LINN.
3. CONSTRUCT CATCH BASIN PER CITY OF WEST LINN.
5. CONNECT TO EXISTING PUBLIC STORM SEWER LINE.

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EXPIRES: 12/31/26

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Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

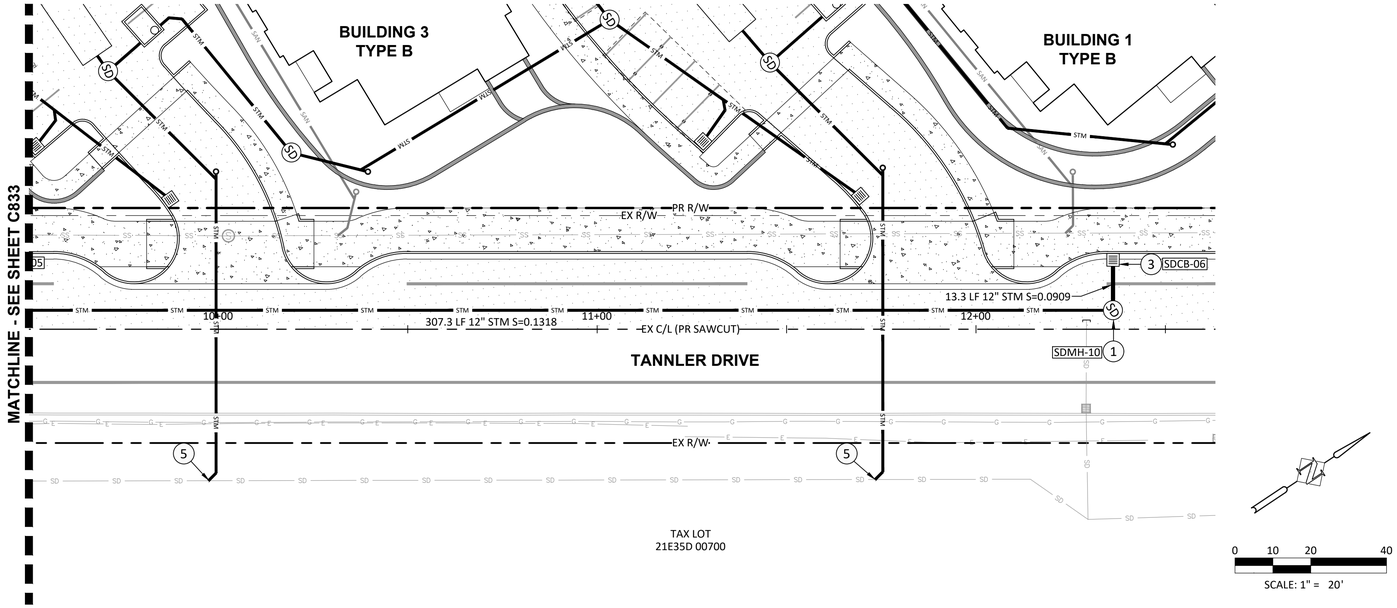
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TANNLER DR STORM SEWER PLAN AND PROFILE

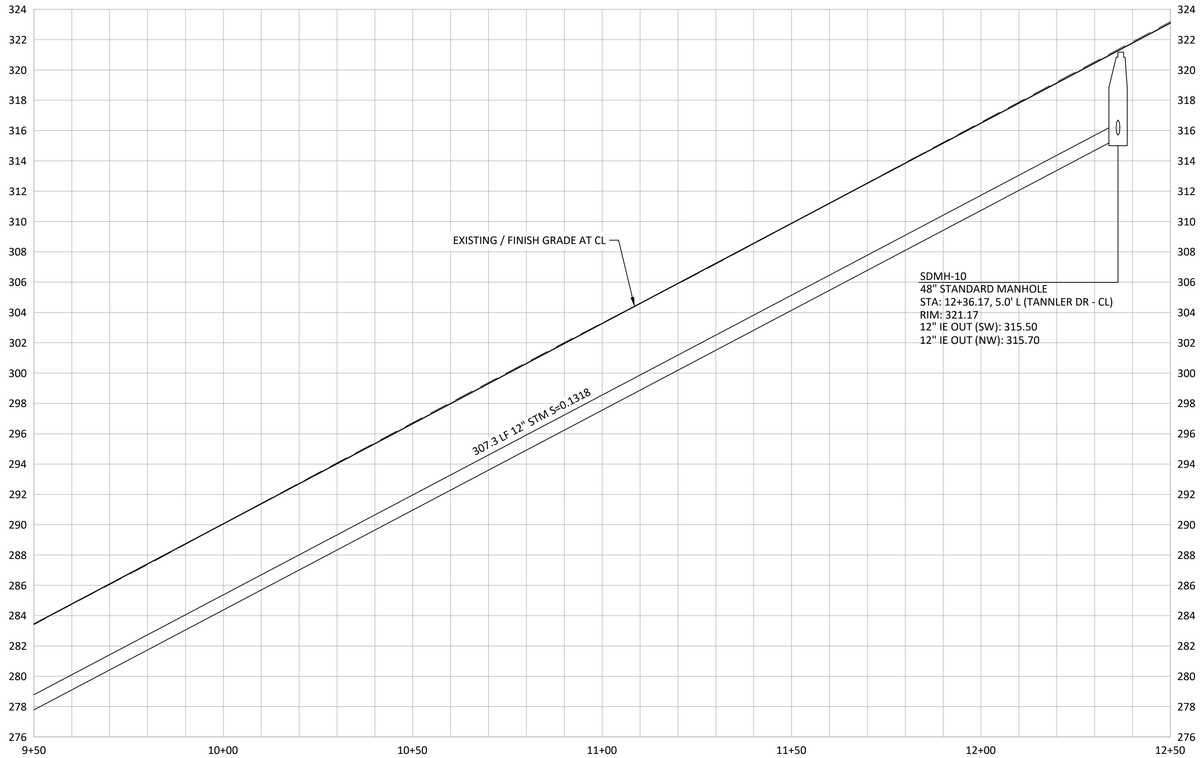
C833

Date: Friday, May 29, 2026 8:35:32 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C831 - Storm Sewer Plan and Profile.dwg / User: Spencer Martin / Layout: C833



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 9+50 TO 12+50)2

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. CONSTRUCT STORM SEWER MANHOLE PER CITY OF WEST LINN.
3. CONSTRUCT CATCH BASIN PER CITY OF WEST LINN.
5. CONNECT TO EXISTING PUBLIC STORM SEWER LINE.

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EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

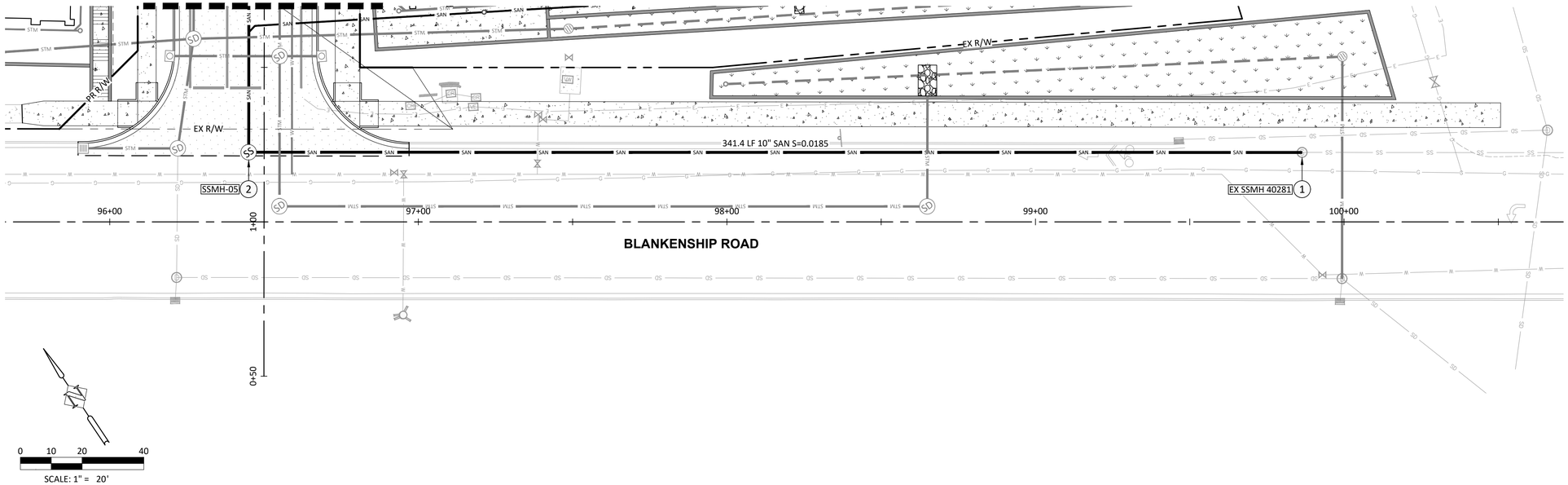
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TANNLER DR STORM SEWER PLAN AND PROFILE

C834

Date: Friday, May 29, 2026 8:35:34 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C831 - Storm Sewer Plan and Profile.dwg / User: Spencer Martin / Layout: C834

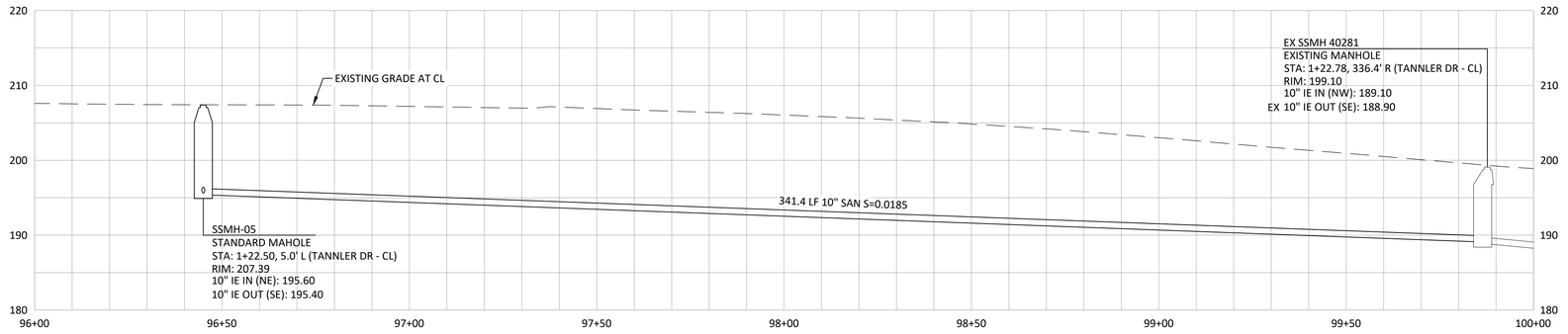


BLANKENSHIP RD - PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. CONNECT TO EXISTING PUBLIC SANITARY SEWER MANHOLE.
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF WEST LINN.



BLANKENSHIP RD - CL

SCALE: 1" = 20' (HORIZ.)
1" = 10' (VERT.)

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Modera
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Project Number	Drawn by	Checked by
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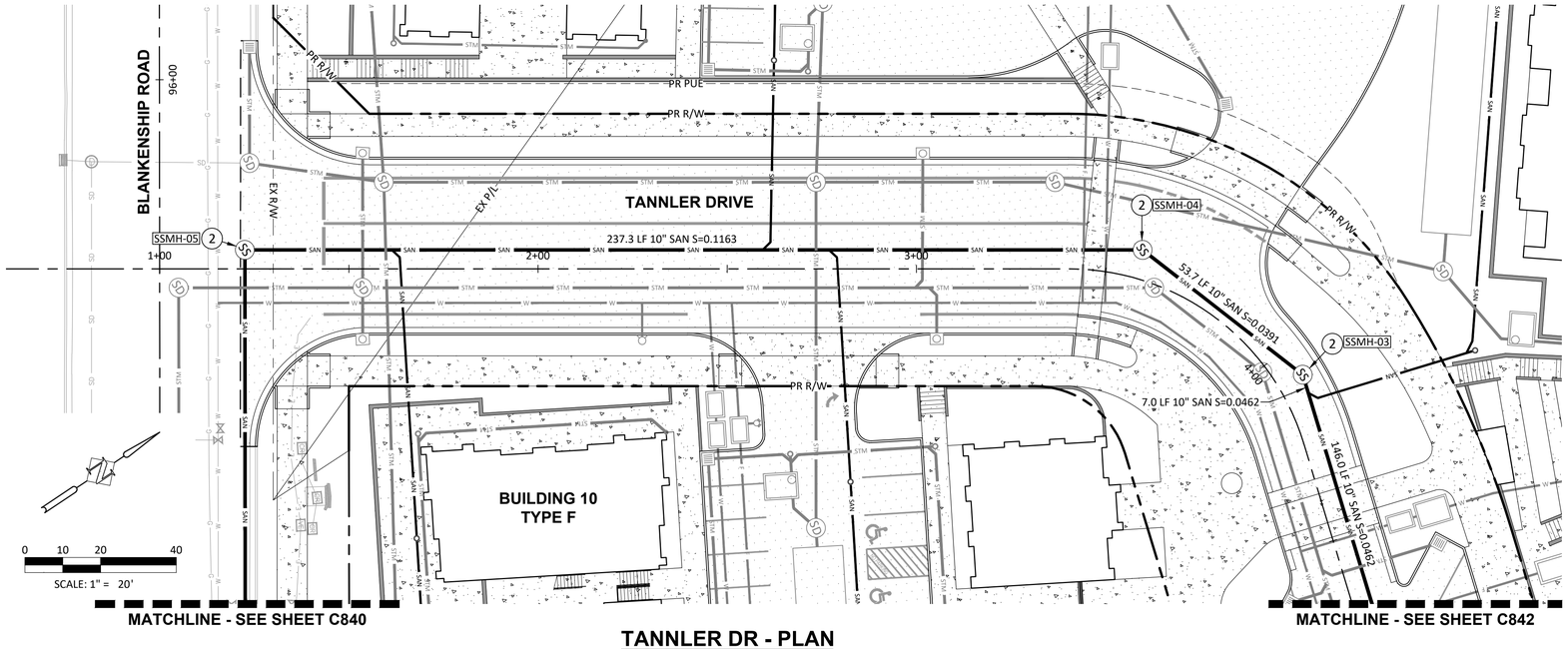
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BLANKENSHIP RD
SANITARY SEWER PLAN
AND PROFILE

C840

Date: Friday, May 29, 2026 8:35:51 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C841 - Sanitary Sewer Plan and Profile.dwg / User: Spencer Martin / Layout: C840

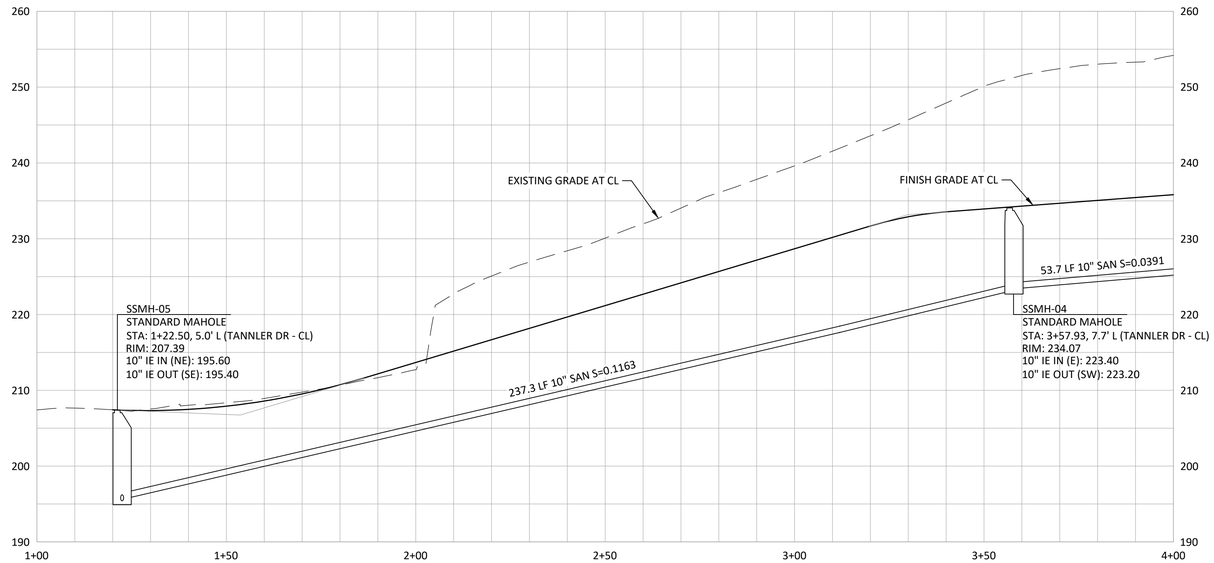


TANNLER DR - PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

(2) CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF WEST LINN.



TANNLER DR PROFILE (CL STA 1+00 TO 4+00)

SCALE: 1" = 20' (HORIZ.)
1" = 10' (VERT.)

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	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
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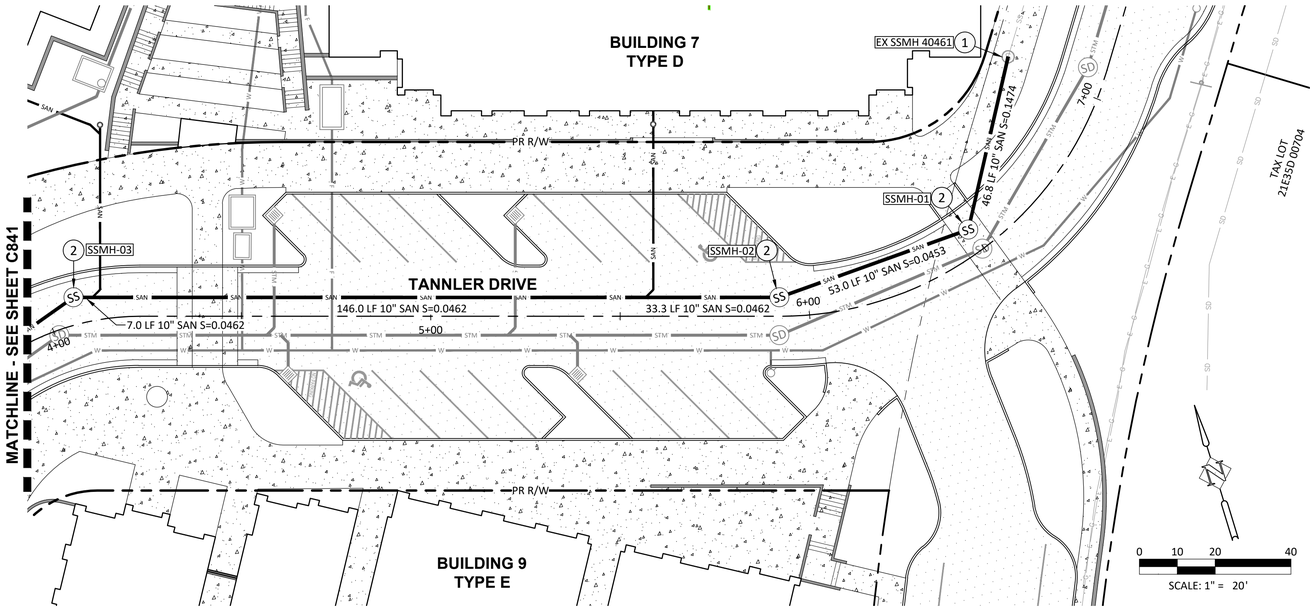
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TANNLER DR SANITARY SEWER PLAN AND PROFILE

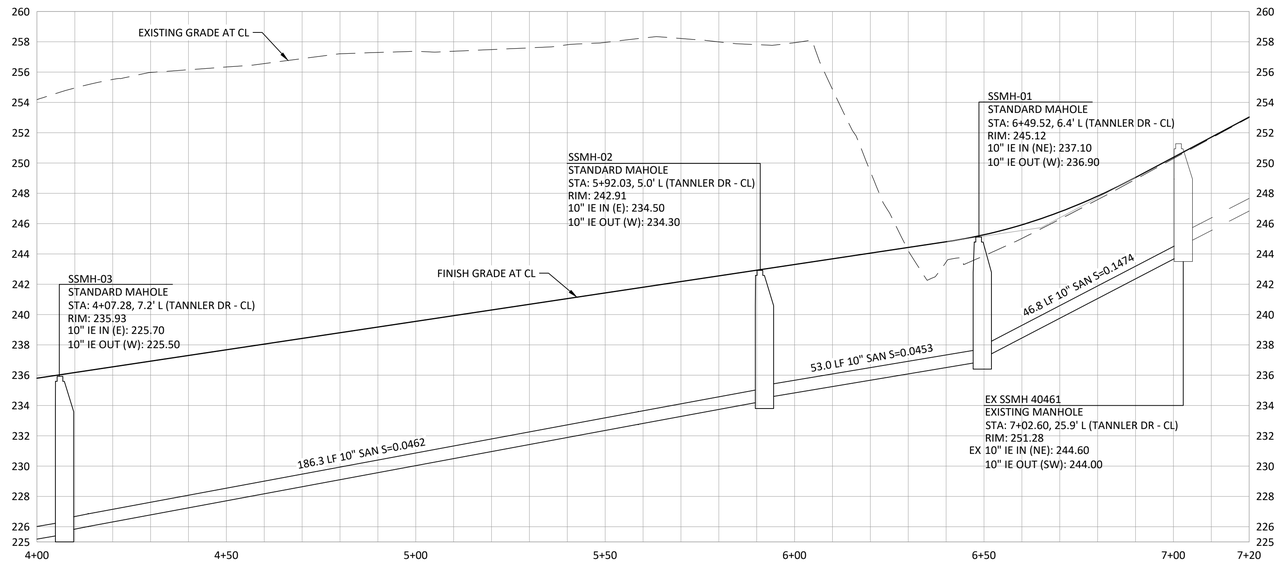
C841

Date: Friday, May 29, 2026 8:35:54 AM / Location: P:\04-Salem\MCR (Hill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C841 - Sanitary Sewer Plan and Profile.dwg / User: Spencer Martin / Layout: C841



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 4+00 TO 7+20)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

1. CONNECT TO EXISTING PUBLIC SANITARY SEWER MANHOLE.
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF WEST LINN.

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Modera West Linn

West Linn, Oregon

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Project Number	Drawn by	Checked by
25006	HHPR	RMM

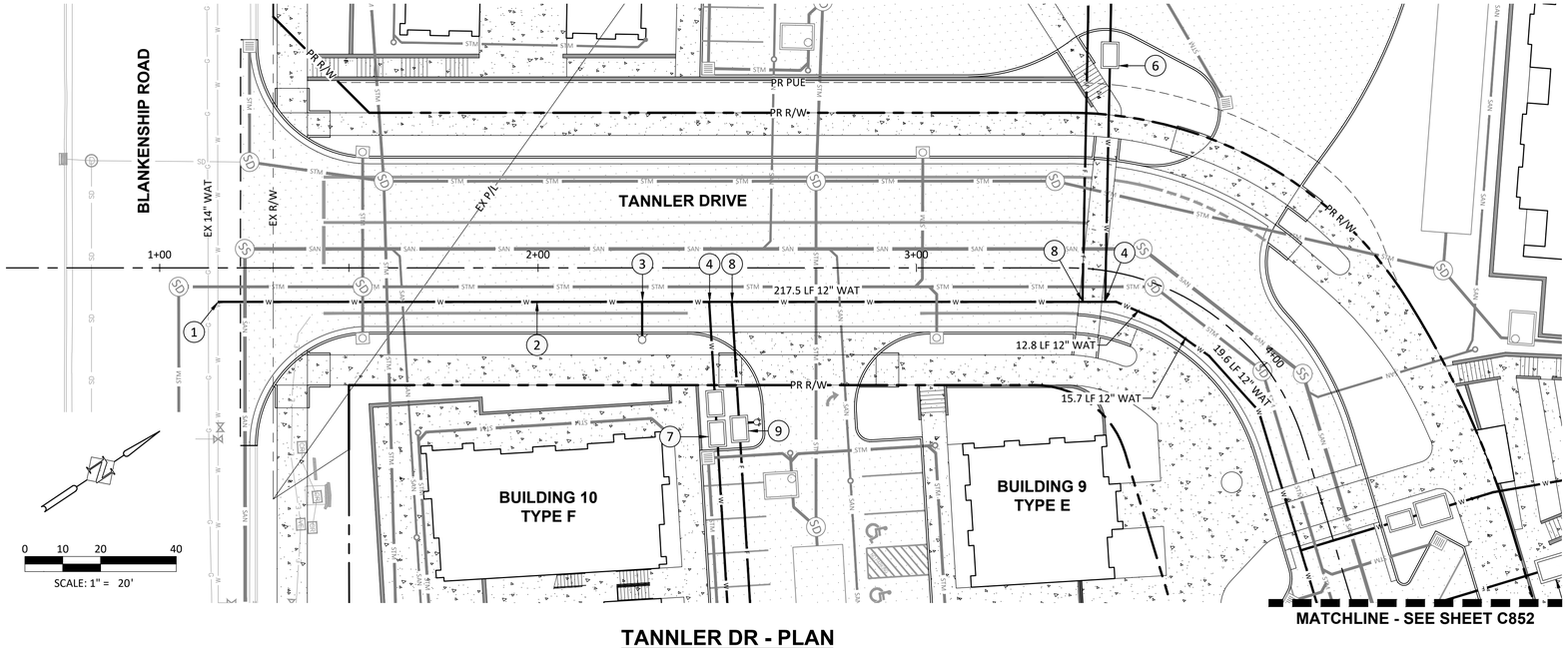
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C842

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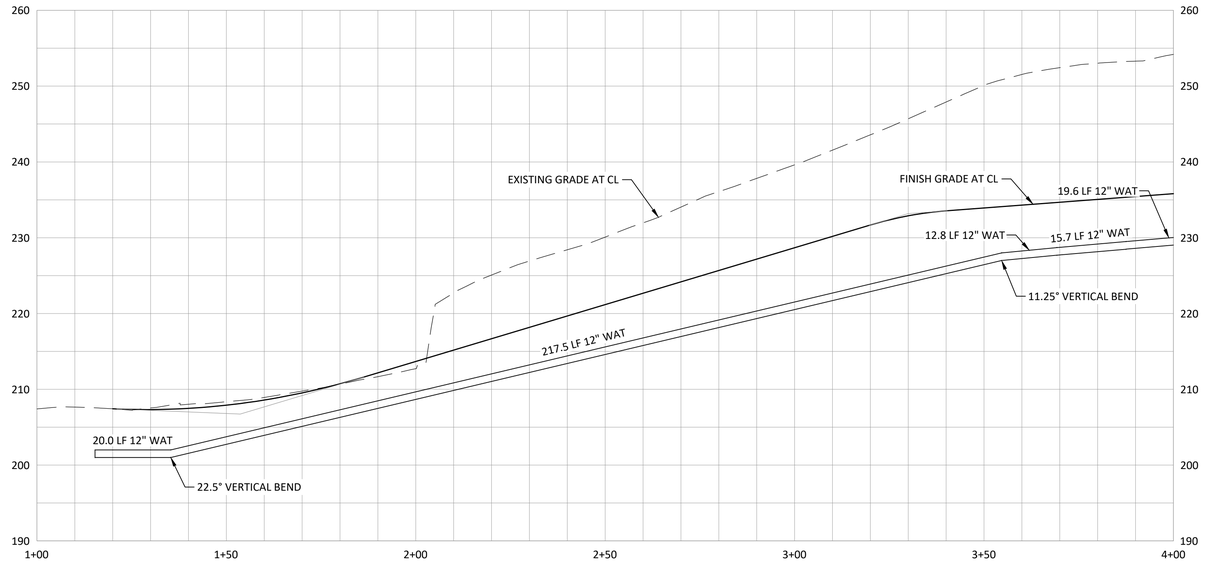
MATCHLINE - SEE SHEET C852

TANNLER DR - PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. CONNECT TO EXISTING PUBLIC WATER LINE PER CITY OF WEST LINN.
2. PROPOSED 12" WATER MAIN PER CITY OF WEST LINN.
3. PROPOSED FIRE HYDRANT ASSEMBLY PER WEST LINN.
4. PROPOSED 4" DOMESTIC WATER SERVICE PER CITY OF WEST LINN.
6. PROPOSED 4" DOMESTIC WATER METER PER CITY OF WEST LINN.
7. PROPOSED 4" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
8. PROPOSED 6" FIRE WATER SERVICE PER CITY OF WEST LINN.
9. PROPOSED 6" FIRE DCDA WITH FDC PER CITY OF WEST LINN.



TANNLER DR PROFILE (CL STA 1+00 TO 4+00)

SCALE: 1" = 20' (HORIZ.)
1" = 10' (VERT.)

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EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

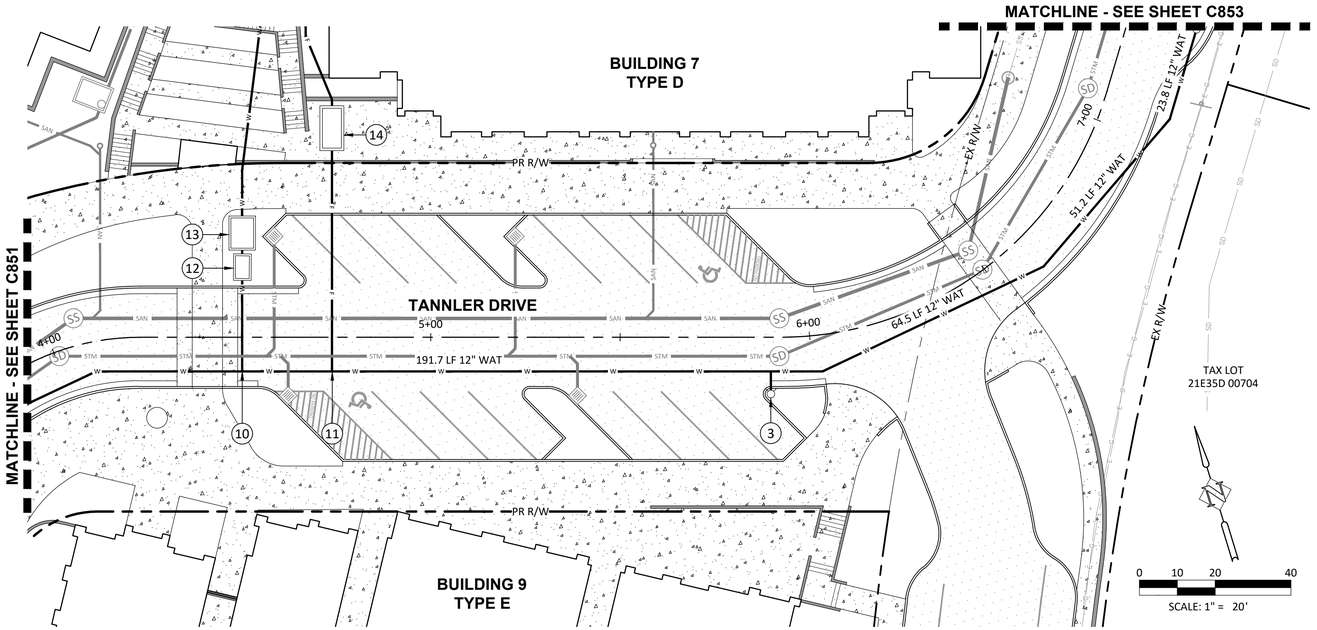
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TANNLER DR WATER PLAN AND PROFILE

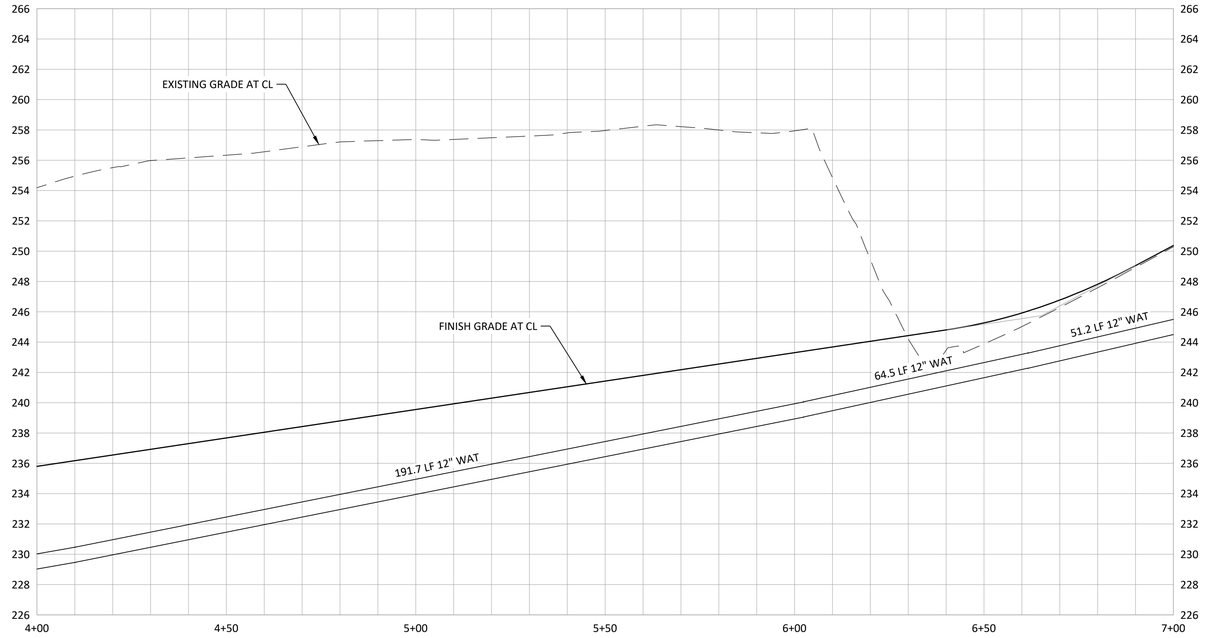
C851

Date: Friday, May 29, 2026 8:36:08 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C851 - Water Plan and Profile.dwg / Layout: C851



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 4+00 TO 7+00)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

3. PROPOSED FIRE HYDRANT ASSEMBLY PER WEST LINN.
10. PROPOSED 6" DOMESTIC WATER SERVICE PER CITY OF WEST LINN.
11. PROPOSED 8" FIRE WATER SERVICE PER CITY OF WEST LINN.
12. PROPOSED 6" DOMESTIC WATER METER PER CITY OF WEST LINN.
13. PROPOSED 6" DOMESTIC WATER DCVA PER CITY OF WEST LINN.
14. PROPOSED 8" FIRE DCDA WITH FDC PER CITY OF WEST LINN.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON PRELIMINARY MAY. 22, 2015 RYAN MICHAEL MOSHER

EXPIRES: 12/31/26

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

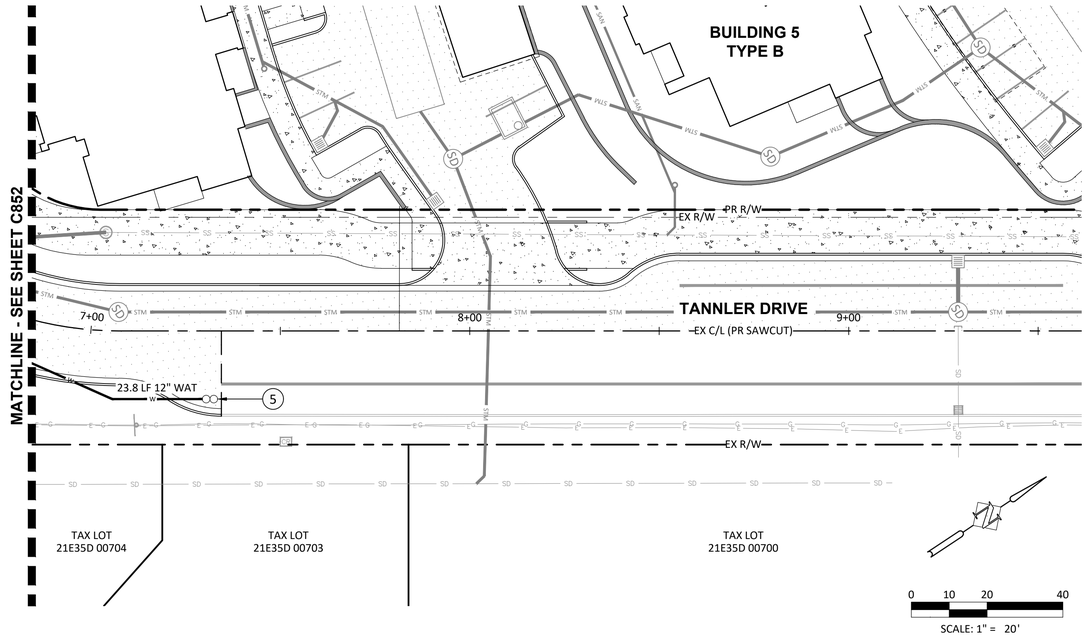
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TANNLER DR WATER PLAN AND PROFILE

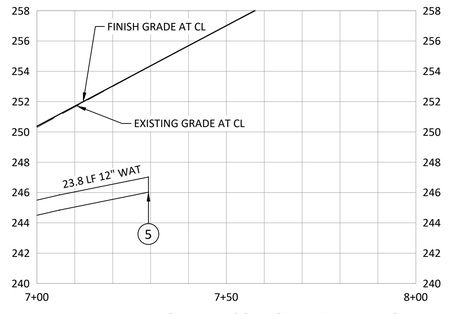
C852

Date: Friday, May 29, 2026 8:36:11 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C851 - Water Plan and Profile.dwg / Layout: C852



TANNLER DR - PLAN

SCALE: 1" = 20'



TANNLER DR PROFILE (CL STA 7+00 TO 8+00)

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

CONSTRUCTION NOTES:

(5) PROPOSED BLOWOFF PER CITY OF WEST LINN.

HILL ARCHITECTS
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REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015

EXPIRES: 12/31/26

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Modera West Linn

West Linn, Oregon

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	05/22/2026	LAND USE SUBMITTAL

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25006	HHPR	RMM

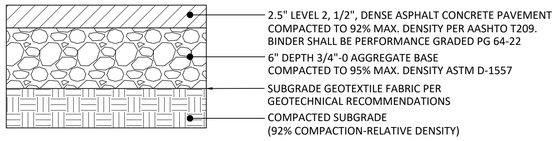
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TANNLER DR WATER PLAN AND PROFILE

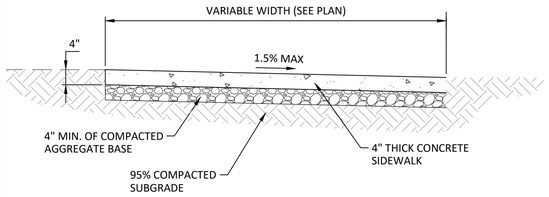
C853

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ASPHALT PAVING SECTION (PRIVATE)

NTS

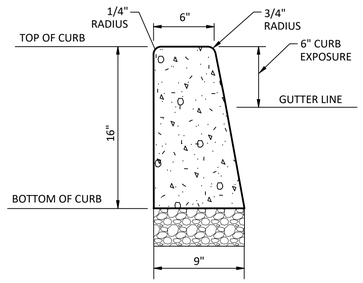


SIDEWALK SECTION NOTES:

1. PROVIDE EXPANSION JOINT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. PROVIDE EXPANSION JOINTS AROUND CURB RAMP.
2. PROVIDE WEAKENED PLANE CONTRACTION JOINTS IN SIDEWALK AT A MAXIMUM SPACING OF 15 FT.
3. SIDEWALKS SHALL BE LIGHTLY BROOM-FINISHED WITH DIRECTION OF BROOMING PERPENDICULAR TO DIRECTION OF TRAFFIC UNLESS OTHERWISE INDICATED.
4. CONCRETE STRENGTH SHALL BE 3,500 PSI.
5. VEHICULAR CONCRETE TO BE 6" CONCRETE OVER 8" BASE.
6. PEDESTRIAN RATED CONCRETE TO BE 4" CONCRETE OVER 4" BASE.

CONCRETE SIDEWALK SECTION

NTS



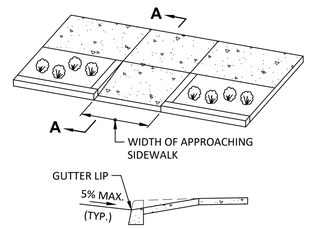
1. SEE CURB NOTES, THIS SHEET

CURB NOTES:

1. CONCRETE SHALL BE 4000 PSI MIN. 3-1/2: SLUMP (MAX).
2. CURBS ADJACENT TO PAVEMENT OR SIDEWALK TO HAVE EXPANSION AND/OR CONTRACTION JOINTS TO MATCH EXISTING PATTERNS.
3. EXPANSION JOINTS TO BE PROVIDED AT EACH; POINT OF TANGENCY, COLD JOINT, SIDE OF INLET STRUCTURE, SIDE OF DRIVEWAYS.
4. EXPANSION JOINT MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF $\frac{1}{2}$ INCH.
5. CONTRACTION JOINTS SHALL HAVE; SPACING OF NOT MORE THAN 15FEET, DEPTH OF JOINT OF AT LEAST $1\frac{1}{4}$ INCHES.
6. BASE ROCK SHALL BE $\frac{3}{4}$"-0, COMPACTED TO 95% ASTM D 1557. BASE ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4 INCHES, WHICHEVER IS GREATER, AND SHALL EXTEND 12" BEHIND THE CURB.

STANDARD CURB DETAIL

NTS



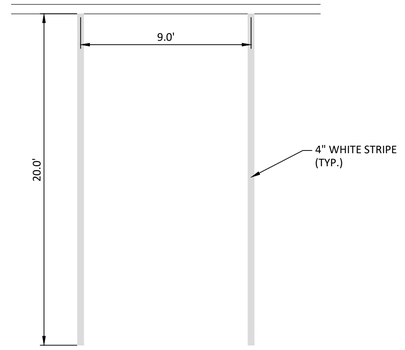
SECTION A-A

GENERAL NOTES:

1. SIDEWALK CURB RAMP SLOPES SHOWN ARE RELATIVE TO THE TRUE LEVEL HORIZON (ZERO BUBBLE).
2. SIDE FLARES THAT ARE NOT PART OF THE PATH OF TRAVEL MAY BE ANY SLOPE.
3. RAMPS FOR PATHS INTERSECTING A ROADWAY SHOULD BE FULL WIDTH OF PATH. WHEN A RAMP IS USED TO PROVIDE BICYCLE ACCESS FROM A ROADWAY TO A SIDEWALK, THE RAMP SHOULD BE 8' WIDE WITH NO TEXTURING.
4. FOR THE PURPOSE OF THIS DRAWING, A CURB RAMP IS CONSIDERED "PERPENDICULAR" IF THE ANGLE BETWEEN THE LONGITUDINAL AXIS OF THE RAMP AND A TANGENT TO THE CURB AT THE RAMP CENTER IS 75° OR GREATER.
5. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAK LINES.
6. SIDEWALK FLARE IS NOT NECESSARY WHERE THE RAMP IS PROTECTED FROM PEDESTRIAN CROSS-TRAVEL.

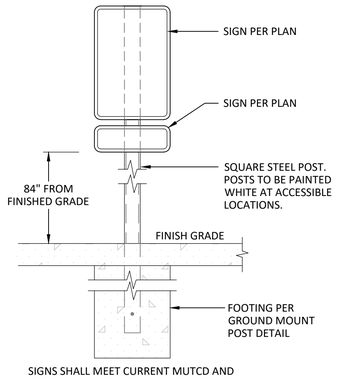
CURB RAMP DETAIL

NTS



STANDARD PARKING STALL STRIPING DETAIL

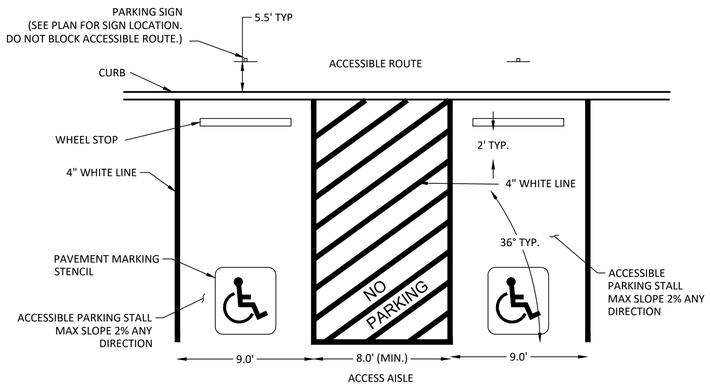
NTS



SIGNS SHALL MEET CURRENT MUTCD AND OREGON TRANSPORTATION REQUIRIEMENTS

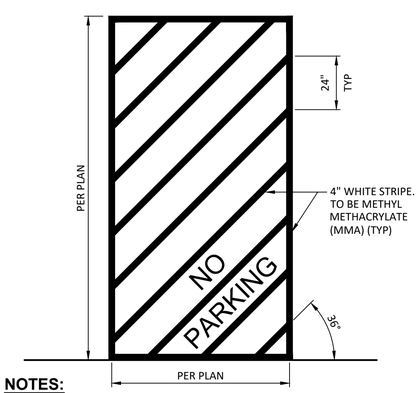
SIGN INSTALL DETAIL

NTS



VAN/STANDARD ACCESSIBLE PARKING STALL & AISLE STRIPING DETAIL

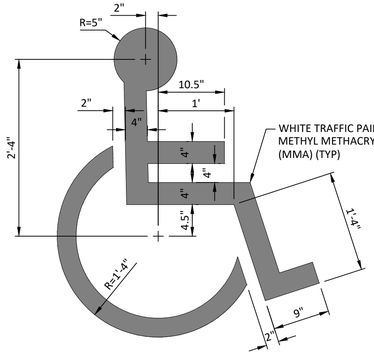
NTS



NOTES:
ALL PARKING LOT STRIPING SHALL BE 4" WHITE STRIPE. TO BE METHYL METHACRYLATE (MMA) (TYP)
OMIT "NO PARKING" STENCILING FOR CROSSWALK INSTALLATIONS

LOADING AREA/CROSSWALK STRIPING DETAIL

NTS



NOTES:

1. SYMBOL AND PAINT SHALL MEET CURRENT A.D.A. ACCESSIBILITY GUIDELINE AND OREGON TRANSPORTATION COMMISSION REQUIREMENTS.
2. SYMBOL SHALL HAVE A BACKGROUND MEETING CURRENT A.D.A. ACCESSIBILITY GUIDELINE AND OREGON TRANSPORTATION COMMISSION REQUIREMENTS.

ACCESSIBLE PARKING SYMBOL

NTS

HILL ARCHITECTS
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SUITE 200
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TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON RYAN MICHAEL MOSHER
PRELIMINARY
MAY, 22, 2015
EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
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530 Center Street NE, Suite 240, Salem, OR 97301
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Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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DETAILS

C900

Date: Friday, May 29, 2026 8:36:24 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C900 - Details.dwg / User: Spencer Martin / Layout: C900



SIGN R7-8

NOTES:
SIGN BACKGOUND: WHITE, RETRO-REFLECTIVE SHEETING
SIGN LEGEND: GREEN, RETRO-REFLECTIVE SHEETING
SIGN SYMBOL: WHITE ON BLUE BACKGROUND, RETRO-REFLECTIVE SHEETING

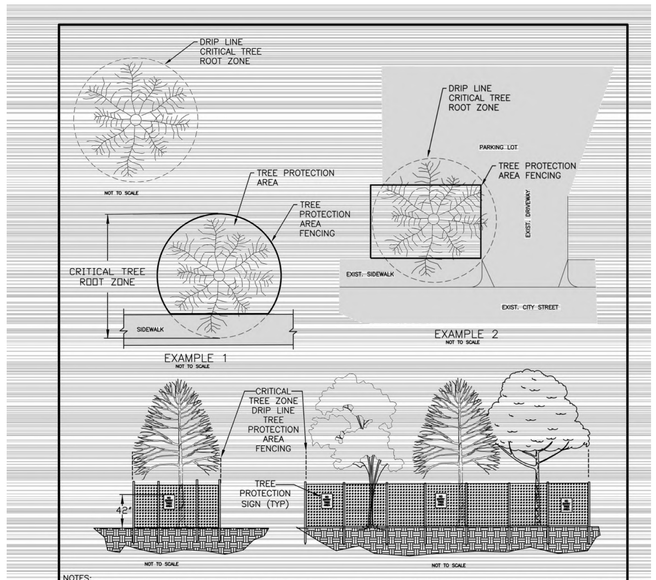
RESERVED PARKING SIGN DETAIL
NTS



SIGN OR7-9

NOTES:
SIGN BACKGOUND: WHITE, RETRO-REFLECTIVE SHEETING
SIGN LEGEND: RED, RETRO-REFLECTIVE SHEETING
SIGN SYMBOL: WHITE ON BLUE BACKGROUND, RETRO-REFLECTIVE SHEETING

NO PARKING ACCESS AISLE SIGN DETAIL
NTS

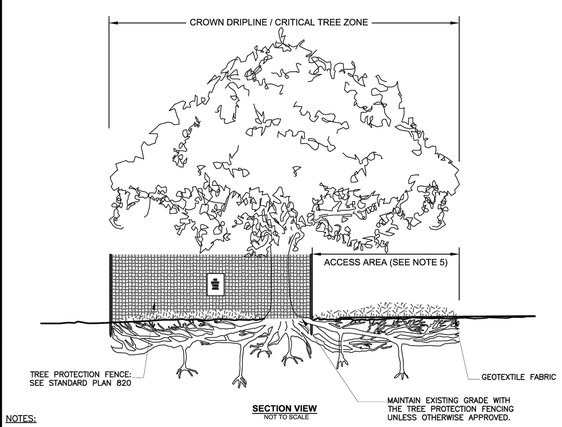


NOTES:
1. FENCE SHALL BE 4 TO 6 FT. IN HEIGHT AND SET AT TREE DRIP LINE, OR EDGE OF HARDSCAPE AS INDICATED ABOVE, OR AS DIRECTED BY CITY'S URBAN FORESTER.
2. FENCE MATERIALS SHALL CONSIST OF A 4 FT. HIGH, HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS ORANGE COLOR, AND 1.25" X 6' "T" POSTS, OR APPROVED EQUAL.
3. POSTS SHALL BE SPACED 8 FEET APART AND SHALL BE DRIVEN TO SUCH A DEPTH TO SECURELY ANCHOR THE POSTS, TYPICALLY 18" DEEP.
4. FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ADJACENT CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.
5. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL UNLESS APPROVED BY THE URBAN FORESTER.
6. PLACE TREE PROTECTION SIGNS (STANDARD PLAN 822) SECURELY ON TREE PROTECTION FENCING WITH WIRE TIES OR PLASTIC "ZIP" TIES. SIGN SHALL BE PLACED 42 INCHES ABOVE GROUND ON 50 FT. SPACING, O.C. AND MUST BE CLEARLY VISIBLE TO CONTRACTORS AND PUBLIC.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
TREE PROTECTION FENCING

APPROVED	CITY ENGINEER	6/03/16 DATE	DRAWN BY	ALT	6/2016
			CHECKED BY	KLR	6/2016

NO.820



SECTION VIEW
NOT TO SCALE

NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. TREE PRUNING SHALL BE PREPARED BY A CERTIFIED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL, UNLESS OTHERWISE APPROVED BY THE URBAN FORESTER.
5. FOR ACCESS WITHIN THE CRITICAL TREE ZONE WHERE MATERIALS WILL BE STORED TEMPORARILY OR WHERE OPERATING OR MOVING EQUIPMENT IS PERMITTED, PLACE GEOTEXTILE FABRIC ON GROUND SURFACE WHERE THE ACCESS AREA IS LOCATED WITHIN THE CRITICAL TREE ZONE. PROVIDE ONE OF THE SURFACE PROTECTION MEASURES LISTED BELOW OVER THE GEOTEXTILE FABRIC:

   A. APPLY 6–INCHES TO 12–INCHES OF WOOD MULCH.
   B. PLACE 3/4–INCH PLYWOOD OR 4" x 4" WOODEN BEAMS OVER A MINIMUM 4–INCHES OF WOOD CHIP MULCH.
   C. APPLICATION OF 4–INCHES TO 6–INCHES OF 3" OPEN GRADED ROCK.
   D. PLACEMENT OF STEEL PLATES ON TOP OF A MINIMUM 4–INCH LAYER OF WOOD MULCH.
   E. PLACEMENT OF COMMERCIAL OR LOGGING ROAD MATS ON TOP OF A MINIMUM 4–INCH LAYER OF WOOD CHIP MULCH.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
MITIGATION MEASURES FOR WORK IN CRITICAL TREE AREA

APPROVED	CITY ENGINEER	6/03/16 DATE	DRAWN BY	ALT	12/2015
			CHECKED BY	KLR	12/2015

NO.821

NO
UNAUTHORIZED
ENTRY

TREE PROTECTION ZONE

PROHIBIDO
ENTRAR
SIN AUTORIZACIÓN

ZONA DE PROTECTION DEL ARBOL

NOTES:
1. SIGN SHALL BE A MIN. OF 8 1/2" X 11" IN SIZE.
2. SIGN MAY BE LAMINATED IN PLASTIC OR PLACED ON ALUMINUM SHEETING (80 GAUGE).

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
TREE PROTECTION SIGN

APPROVED	CITY ENGINEER	6/03/16 DATE	DRAWN BY	ALT	4/2016
			CHECKED BY	KLR	4/2016

NO.822

HILL ARCHITECTS
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WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
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Modera
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West Linn, Oregon

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25006	HHPR	RMM

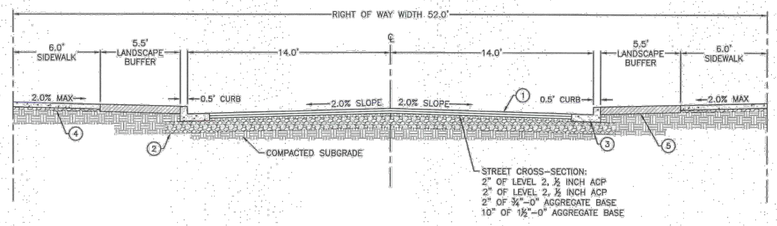
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A DETAILS

C901

Date: Friday, May 29, 2026 8:36:25 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamiler Rd Multifamily)\MCR01-BIM\SS\Sheets\MCR01 - C900 - Details.dwg / User: Spencer Martin / Layout: C901



NOTE:
1. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, STREETS SHALL BE PAVED TO FINAL GRADE USING 2 OR MORE LIFTS. FINAL LIFT SHALL BE PLACED ONLY AFTER ACCEPTANCE OF THE FIRST LIFT AT A TIME AS DIRECTED OR APPROVED BY THE CITY ENGINEER. A PLAIN CONCRETE PAVEMENT ALTERNATIVE CROSS-SECTION, CONSISTING OF 6 INCH PCC ON COMPACTED SUBGRADE, IS ALLOWED WITH APPROVAL OF CITY ENGINEER.
2. ROAD BASE SHALL BE PREPARED 1 FOOT BEHIND CURB.
3. 24" CURB AND GUTTER PER WL-RD700.
4. 4" OF PORTLAND CEMENT OVER 2" OF ¾"-0" AGGREGATE BASE.
5. LANDSCAPE BUFFER SHALL BE COVERED WITH 6" OF QUALITY TOP SOIL.

Standard Drawing No. WL-RD012 | Effective Date: 02/22/22

Title: STANDARD STREET CROSS-SECTION NEIGHBORHOOD ROUTE AND LOCAL

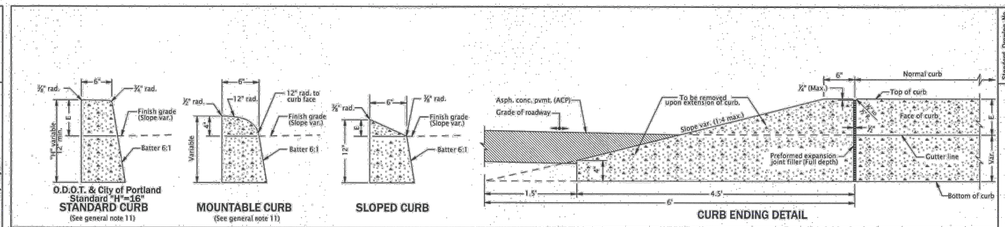
Approved: City Engineer

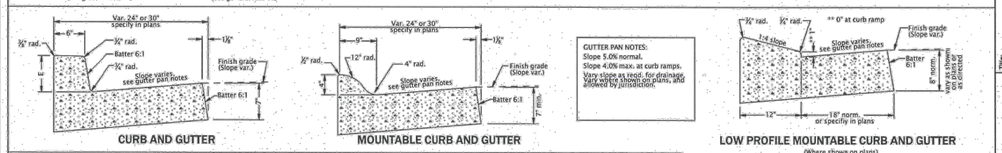
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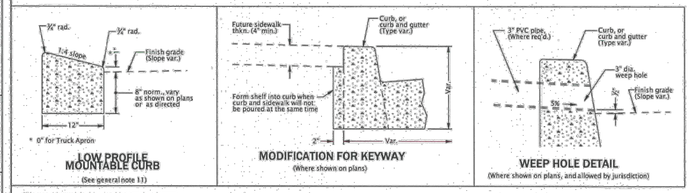
NOTE: All material and workmanship shall be in accordance with the City of West Linn Standard Construction Specifications.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

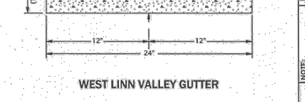
File: WL-RD012.dwg







GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
1. Curb exposure "E" = 6" to 9", as measured vertically from flowline to high heist point on curb. Vary as shown on plans or as directed. O.D.O.T. standard "E"=7".
2. Const. curb expansion joints at 200' maximum spacing, and at points of tangency, and at ends of each driveways.
3. Const. curb contraction joints at 15' maximum spacing, and at ends of each inlet and curb ramp.
4. Transitions shall be used to connect curbs of different exposures "E". ("E" is the total vertical dimension of those curb surfaces having a slope of 1:1 or steeper). Minimum desirable transition length shall be 20' for each 1" difference in "E".
5. Tops of all curbs shall slope toward the roadway at 1.5% max. (Max. 2.0% finished surface slope), unless otherwise shown, or as directed.
6. Dimensions are nominal, vary to conform with curb machine approved by the engineer.
7. Dimensions adjacent to radii are measured to the point of intersection of curb surfaces.
8. For sidewalk details, and monolithic curb & sidewalk, see Std. Dwgs. RD720 & RD721.
9. For drainage curbs, see Std. Dwg. RD701.
10. For curb ramp details, see Std. Dwgs. RD900 series.
11. On or along state highways, curb and gutter is required at curb ramp.



Standard Drawing No. WL-RD700 | Effective Date: 02/22/22

Title: CURBS

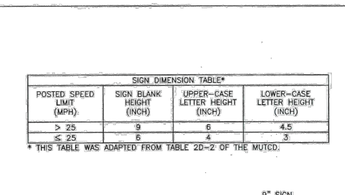
Approved: City Engineer

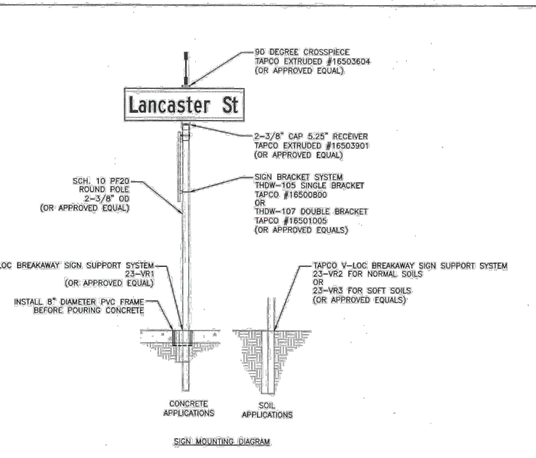
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NOTE: All material and workmanship shall be in accordance with the City of West Linn Standard Construction Specifications.

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File: WL-RD700.dwg





NOTES
1. ALL SIGNS POSTED ON TRAFFIC SIGNAL POLES SHALL BE ILLUMINATED PER WEST LINN STANDARD DRAWING WL-TM223-B.
2. SIGN MATERIALS SHALL CONFORM TO THE CURRENT MUTCD AND ODOT STANDARD SPECIFICATIONS.
3. SIGN CONSTRUCTION TYPICAL CONSISTS OF THE FOLLOWING:
   - EXTRUDED ALUMINUM SIGN BLANK, 6" OR 9" HEIGHT BASED ON POSTED SPEED LIMIT, CUT LENGTH TO FIT STREET NAME
   - WHITE BACKGROUND SHEETING, HIGH-INTENSITY PRISMATIC, PLACED OVER SIGN BLANK
   - OVERLAY GREEN VINYL SHEETING, 3M ELECTROCUT FILM OR APPROVED EQUAL, MACHINE-CUT TO REMOVE STREET NAME LETTERING
4. STREET NAME LETTERING SHALL BE FHWA SERIES C "HIGHWAY GOTHIC" FONT AT 100% WIDTH UNLESS OTHERWISE SPECIFIED.
5. A SIGN DESIGN PROGRAM, SUCH AS FLEXISIGN, SHALL BE USED TO LAYOUT STREET NAME SIGNS PRIOR TO PRODUCTION.
6. STREET NAMES SHALL CONSIST OF WORDS WITH AN INITIAL UPPER-CASE LETTER FOLLOWED BY LOWER-CASE LETTERS.
7. SIGN WIDTH WILL VARY DEPENDING ON THE STREET NAME. CENTER STREET NAME ON BLANK WITH BUFFER ON EITHER SIDE.

Standard Drawing No. WL-TM223-A | Effective Date: 02/22/19

Title: STREET NAME SIGNS

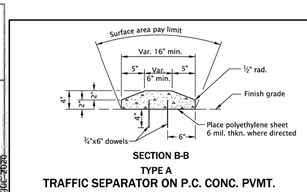
Approved: City Engineer

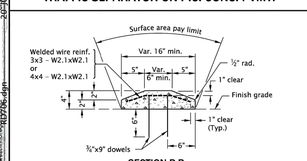
CITY OF West Linn — PUBLIC WORKS DEPARTMENT – STANDARD DRAWINGS — 22500 Salamo Road, West Linn OR 97068 — Phone:503-722-5500 — www.westlinnoregon.gov

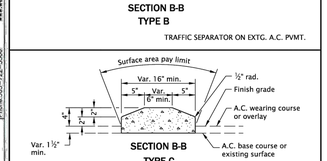
NOTE: All material and workmanship shall be in accordance with the City of West Linn Standard Construction Specifications.

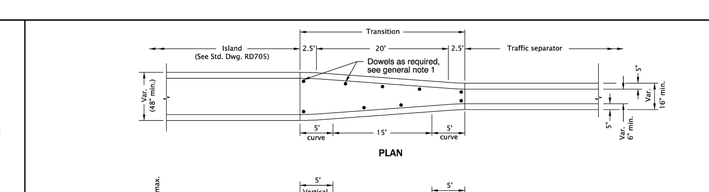
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

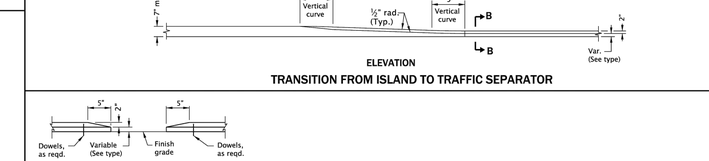
File: WL-TM223-A.dwg











GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:
1. In transitions conform to dowel plan per Std. Dwg. RD705.
2. Standard slope face is shown. Vary as shown on typical section or as directed.
3. Transverse joints in conc. traffic separators and transitions to match joints in conc. pvmt. and to be of same type (Omit dowels in expansion joints).
4. Set joint spacing 200' max. for expansion and 15' max. for contraction.
5. Place preformed filler along one side of conc. transitions in conc. pvmt. and around all curved ends.
6. Dowels shall be ¾" dia. with length as shown. In new conc. pvmt. set dowels before conc. hardens. In extg. conc. pvmt. drill holes 1½" dia. and grout dowels in. In A.C. pvmt. drive dowels.
7. Site conditions normally require a project specific drain opening spacing design, which considers roadway conditions (sheet flow limits, cross slope, superelevation, profile, pavement type, lane and shoulder widths, etc.).

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

TRAFFIC SEPARATORS AND TRANSITIONS

2024

DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A | SDR DATE 30-NOV-2009 | **RD706**

Effective Date: December 1, 2025 - May 31, 2026

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
May 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

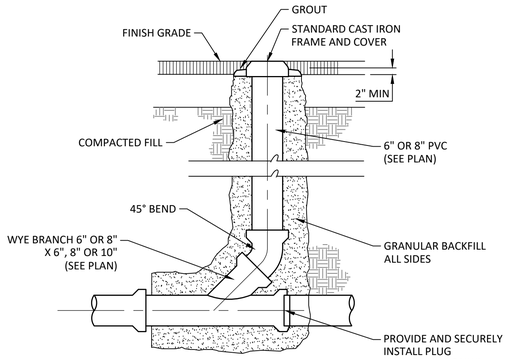
All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used or disclosed without the prior written consent of the Architect.

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A DETAILS

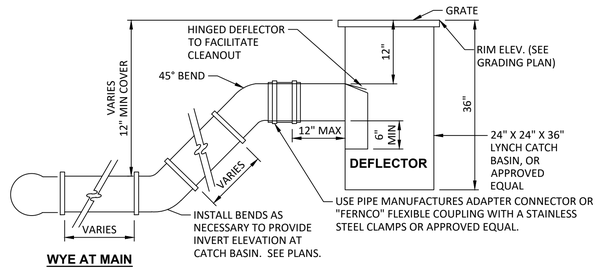
C902

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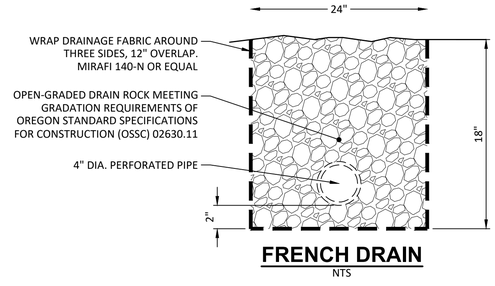


NOTE:
NOTE: CAST IRON FRAME AND COVER SHALL BE VALLEY IRON & STEEL CO. NO.'S 202 (6") OR 203 (8") OR APPROVED EQUAL.

STANDARD CLEANOUT
NTS



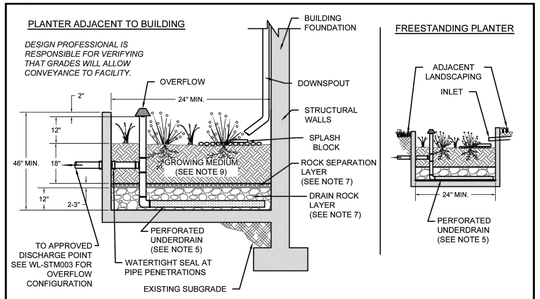
CATCH BASIN
NTS



FRENCH DRAIN
NTS

PLANTER ADJACENT TO BUILDING

DESIGN PROFESSIONAL IS RESPONSIBLE FOR VERIFYING THAT GRADES WILL ALLOW CONVEYANCE TO FACILITY.

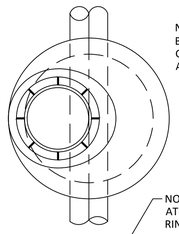


FREESTANDING PLANTER

1. DIMENSIONS:
   WIDTH OF PLANTER: 24" MINIMUM.
   PONDING DEPTH (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 12".
   LONGITUDINAL SLOPE OF PLANTER: 0.5% OR LESS.
2. SETBACKS:
   PLANTERS MUST BE LESS THAN 30" IN HEIGHT ABOVE FINISH GRADE IF WITHIN 5-FEET OF PROPERTY LINE.
3. PLANTER WALLS:
   MATERIAL MUST BE MONOLITHICALLY POURED CONCRETE. WALLS MUST BE INCLUDED ON FOUNDATION PLANS.
4. WATERPROOFING:
   MONOLITHICALLY POURED PLANTER, WITHOUT JOINTS IS REQUIRED. CHECK STATE STRUCTURAL REQUIREMENTS FOR FOUNDATIONS.
5. UNDERDRAIN:
   SEE DETAIL WL-STM003 FOR LINED FACILITY.
6. PIPING TO COMPLY WITH OPSC WITHIN PRIVATE PROPERTY. WEST LINN PUBLIC WORKS DESIGN STANDARDS SHALL APPLY WITHIN THE RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS.
7. DRAIN LAYER:
   3/4" - 1 ½"WASHED ROCK 12" MINIMUM DEPTH.
   SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM: ¼" - #10 ROCK, 2 TO 3 INCHES DEEP.
8. OVERFLOW:
   PLANTERS MUST CONNECT TO APPROVED DISCHARGE POINT PER DETAIL WL-STM003.
   OVERFLOW ELEVATION MUST ALLOW FOR 2" OF FREEBOARD, MINIMUM.
   PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
9. GROWING MEDIUM:
   18" MINIMUM DEPTH. USE SAND/LOAM/COMPOST 3-WAY MIX, OR APPROVED MIX THAT WILL SUPPORT HEALTHY PLANTS. SEE APPENDIX D.
10. VEGETATION:
    REFER TO PLANTING REQUIREMENTS IN APPENDIX E.
11. SPLASH BLOCK: INSTALL 4-6" WASHED RIVER ROCK OR SPLASH PAD FOR EROSION CONTROL AT INLETS AND DOWNSPOUT.

LINED PLANTER

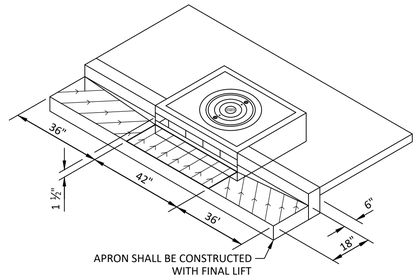
DATE:	2025
DRAWING NO.	WL-STM007
FILE NO.	



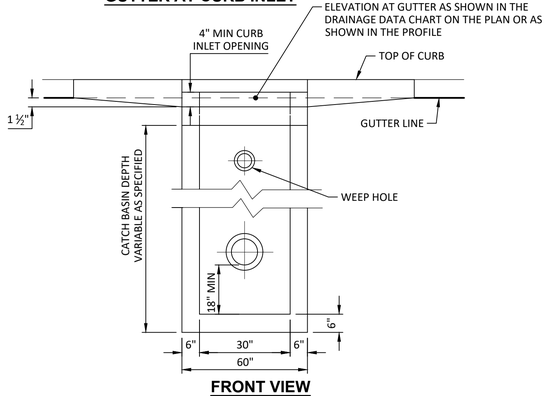
FOR STORM SEWER MANHOLES AND SANITARY MANHOLES AS NOTED ON THE PLANS
6" TO 21" PIPE

NOTE:
1. THE MAXIMUM DISTANCE FROM FINISH GRADE TO TOP OF MANHOLE CONE SHALL BE 24". FOR EXISTING MANHOLES WHICH REQUIRE ADJUSTMENT THAT WOULD EXCEED 24", THE MANHOLE SHALL BE RECONSTRUCTED TO ADD A 48" MANHOLE SECTION.
2. ROTATE CONE SO THAT MANHOLE FRAME AND COVER IS NOT IN THE WHEEL LINE.

48" MANHOLE
NTS



PERSPECTIVE VIEW SHOWING DEPRESSED GUTTER AT CURB INLET

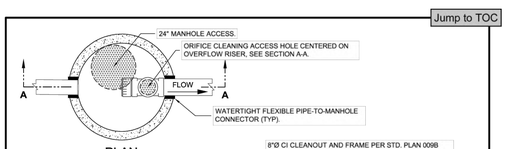


FRONT VIEW

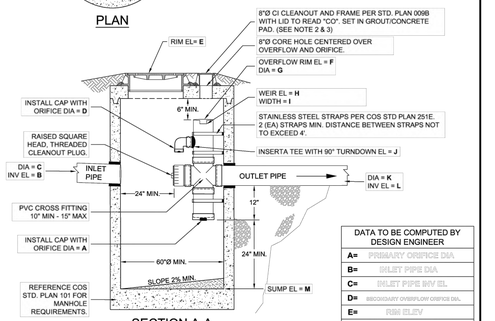
NOTES:
1. ALL FABRICATED METAL PARTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
2. CONCRETE SHALL ATTAIN A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS.
3. STEPS SHALL BE INSTALLED IN CURB INLETS OVER 4' IN DEPTH. STEP TYPE AND PLACEMENT SHALL MATCH THE STEPS SHOWN PER THE TYPICAL MANHOLE DETAIL ON THIS SHEET.
4. PRECAST CURB INLET IS PATTERNED AFTER WALT'S CONCRETE SPRINGFIELD, OR. CONCRETE CURB INLET PAT. NO. 4000953

CATCH BASIN - CURB INLET
NTS

Jump to TOC



PLAN



SECTION A-A
NTS

DATA TO BE COMPUTED BY DESIGN ENGINEER
A= PRIMARY ORIFICE DIA
B= INLET PIPE DIA
C= INLET PIPE INV EL
D= SECONDARY OVERFLOW ORIFICE DIA.
E= RIM ELEV
F= OVERFLOW RIM ELEV
G= OVERFLOW STANDPIPE DIA
H= WEIR ELEV.
I= WEIR WIDTH
J= INSERTA TEE INV EL.
K= OUTLET PIPE DIA
L= OUTLET PIPE INV EL
M= SUMP EL

GENERAL NOTES
1. THIS CONTROL STRUCTURE ONLY TO BE USED WITH OUTLET PIPE UP TO 15 INCHES IN DIAMETER, IF GREATER THAN 15 INCHES USE COS STANDARD PLAN 251B.
2. ORIFICE CLEANING ACCESS TO BE AN 8 INCH CORE HOLE THROUGH FLAT-TOP (CENTERED ON OVERFLOW) WITH CAST IRON CLEANOUT BOX GROUTED TO SLAB.
3. WHEN CONSTRUCTING WITHIN PAVED SURFACE, CONSTRUCT MANHOLE LID AND CLEANOUT PER COS STANDARD PLAN 104 AND 405B RESPECTIVELY.
4. REFERENCE ORIFICE MEASUREMENT TABLE ON COS STANDARD PLAN 251E FOR ORIFICE SIZE REQUIREMENTS.

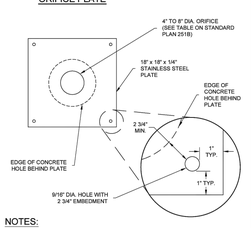
CHANGES					
	ADDED ORIFICE SIZE RGHTS	4/2021	CLARIFIED MH LID AND CI FRAME	4/2021	
	REMOVED SLOTTED PIPE RESTRICTOR	4/2021			
	ADDED ELEVATION DATA TABLE	4/2021			
	ADJUSTED SUMP DEPTH RGHTS	4/2021			

APPROVED	CITY ENGINEER	6/8/2021	DRAWN BY	KLA	4/2021
		DATE	CHECKED BY	JDL	4/2021

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
FLOW CONTROL MANIFOLD
NO.251A

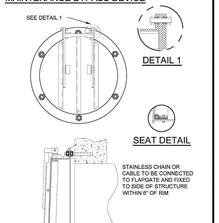
Jump to TOC

ORIFICE PLATE



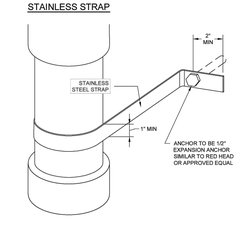
NOTES:
1. ORIFICE OPENING IS TO BE CUT ROUND AND SMOOTH.
2. NEOPRENE GASKET SHALL BE INSTALLED BETWEEN THE ORIFICE PLATE AND CONCRETE BAFFLE TO PROVIDE A WATERTIGHT SEAL.
3. ATTACH ORIFICE PLATE TO BAFFLE WALL USING 4 1/2" DIA. STAINLESS STEEL WEDGE ANCHORS (SIMPSON STRONG BOLT 2 OR APPROVED EQUAL).

MAINTENANCE BYPASS DEVICE

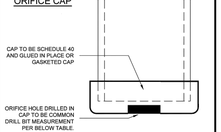


8" STAINLESS FLAPGATE:
MANUFACTURED BY WATERMAN OR APPROVED EQUAL

STAINLESS STRAP



ORIFICE CAP



ORIFICE TABLE MEASUREMENT	
CALCULATED SIZE	INCREMENT
¼" - 1"	⅛"
1" - 3"	¼"
> 3"	½"

NOTES:
1. REFERENCE CONTROL STRUCTURE STANDARD PLAN FOR NUMBER OF STRAPS TO BE USED.

CHANGES	DESCRIPTION
	ADDED ORIFICE PLATE DETAIL

APPROVED	CITY ENGINEER	09/06/2024	DRAWN BY	MT	03/2024
		DATE	CHECKED BY	BT	03/2024

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
FLOW CONTROL COMPONENTS
NO.251E

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
OREGON
PRELIMINARY
MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

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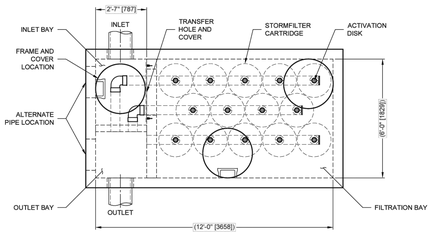
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DETAILS

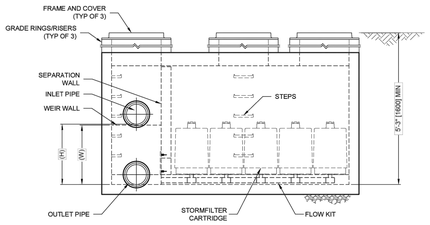
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PLAN



ELEVATION

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,324,076; 5,707,527; 5,885,157; 6,027,639; 6,649,046. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD
- A 6' x 12' [1829 x 3658] PEAK DIVERSION STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H) (ft. [mm])	3.05 [930]			2.3 [701]			1.8 [549]		
HEIGHT OF WEIR (W) (ft. [mm])	3.00 [914]			2.25 [686]			1.75 [533]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]	10 [0.63]	8.35 [0.53]	5 [0.32]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND GRATE
(24" SQUARE)
(NOT TO SCALE)



FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE FLOW RATE			
CARTRIDGE SIZE (27", 18, LOW DROP (LD))			
MEDIA TYPE (PERLITE, ZPG, PSORB)			
NUMBER OF CARTRIDGES REQUIRED			
INLET BAY RIM ELEVATION			
FILTER BAY RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES/SPECIAL REQUIREMENTS:

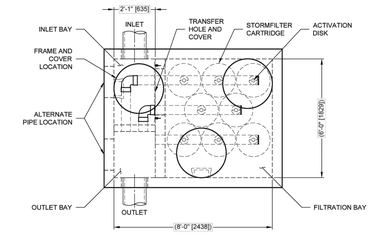
PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7" [178].** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**. SPECIFIC FLOW RATE SHALL BE **2 GPM/SF [1.36 L/s/m²] (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF [13.39 L/s/m³] OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' [3048] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

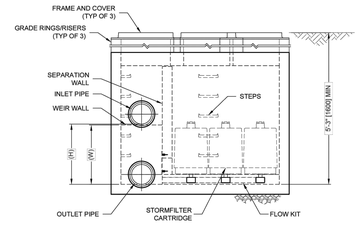
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

SFPD0612 (6' x 12')
PEAK DIVERSION STORMFILTER
STANDARD DETAIL



PLAN



ELEVATION

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,324,076; 5,707,527; 5,885,157; 6,027,639; 6,649,046. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD
- A 6' x 8' [1829 x 2438] PEAK DIVERSION STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (8) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H) (ft. [mm])	3.05 [930]			2.3 [701]			1.8 [549]		
HEIGHT OF WEIR (W) (ft. [mm])	3.00 [914]			2.25 [686]			1.75 [533]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]	10 [0.63]	8.35 [0.53]	5 [0.32]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND GRATE
(24" SQUARE)
(NOT TO SCALE)



FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE FLOW RATE			
CARTRIDGE SIZE (27", 18, LOW DROP (LD))			
MEDIA TYPE (PERLITE, ZPG, PSORB)			
NUMBER OF CARTRIDGES REQUIRED			
INLET BAY RIM ELEVATION			
FILTER BAY RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES/SPECIAL REQUIREMENTS:

PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7" [178].** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**. SPECIFIC FLOW RATE SHALL BE **2 GPM/SF [1.36 L/s/m²] (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF [13.39 L/s/m³] OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' [3048] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFPD0608 (6' x 8')
PEAK DIVERSION STORMFILTER
STANDARD DETAIL

MODULE DATA

GEOMETRY:
LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 87.40 IN. (2220 MM)
TANK VOLUME = 22.42 CF
STORAGE VOLUME = 21.30 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

LOAD RATING:
HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS

MATERIAL:
100% RECYCLED POLYPROPYLENE

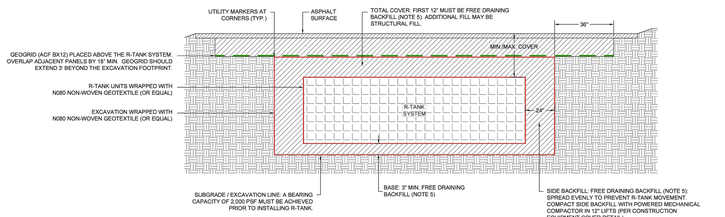
DECKA R-TANK^{SD} - MODULE DETAIL

R-TANK UNIT LOAD RATING

UNIT TYPE	COMPRESSION STRENGTH	NON-VEHICULAR MIN. COVER*	HS-20 MIN. COVER*	HS-25 MIN. COVER*	MAX. COVER*
SD	42.0 PSI	12"	18"	21"	9.99'

* MINIMUM AND MAXIMUM COVER ARE MEASURED FROM THE TOP OF THE R-TANK UNIT TO THE TOP OF THE FINISHED SURFACE.

NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. PROVIDE A LEVEL BASE, SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE, AND BASE.
3. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.
4. THE R-TANK SYSTEM IS NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS OR STRUCTURES. THE ENGINEER OF RECORD MUST COORDINATE WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN THE FOUNDATION DESIGN.
5. BACKFILL MATERIAL SHALL BE STONE (ANGULAR AND SMALLER THAN 1.5" IN DIAMETER) OR SOIL (GW, GP, SW, OR SP AS CLASSIFIED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM)



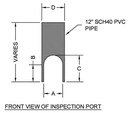
R-TANK SECTION VIEW

NOTES
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION AND PERFORM ROUTINE MAINTENANCE.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK MAY BE USED IN TRAFFIC APPLICATIONS. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
4. 8" INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA. A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.

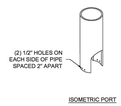
R-TANK INSPECTION PORT DIMENSIONS

UNIT TYPE	DOGHOUSE BOTTOM WIDTH ("A")	DOGHOUSE VERTICAL LENGTH ("B")*	DOGHOUSE OPENING HEIGHT ("C")	PORT DIAMETER ("D")
HD	10"	9"	14"	12"
SD	10"	3"	8"	12"
UD	8"	7"	12"	10"
XD	10"	VARIES**	VARIES**	12"

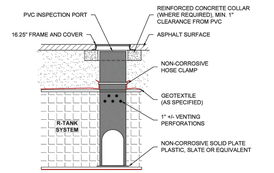
* PORTS ARE SUPPLIED WITH A STANDARD DOGHOUSE LENGTH OF 9". THE OPENING LENGTH SHALL BE REDUCED IN THE FIELD TO CORRESPOND WITH THE SPECIFIED PRODUCT TYPE.
** VERTICAL HEIGHTS VARY BASED ON THE STACKING HEIGHT OF THE XD SYSTEM. THE TOP OF ANY OPENING SHOULD NOT EXCEED THE TOP OF THE STACK HEIGHT.



FRONT VIEW OF INSPECTION PORT



ISOMETRIC PORT



R-TANK TYPICAL VEHICULAR LOAD RATED INSPECTION PORT

DATE	INITIALS	DESCRIPTIONS

R-TANK

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

SYSTEM DETAILS
0
0, 0

DRAWN BY: 0
DATE: 05/18/2025
SHEET NO.: 3 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
76295PE
PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER

EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

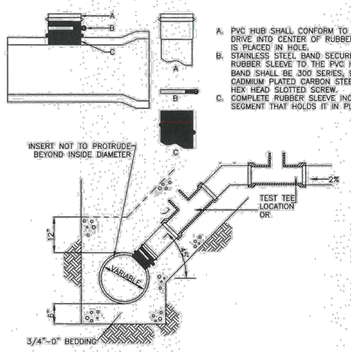
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DETAILS

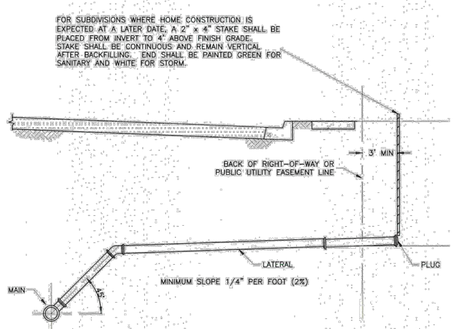
C904

Date: Friday, May 29, 2026 8:36:43 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamrler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C900 - Details.dwg / User: Spencer Martin / Layout: C904



A. PVC HUB SHALL CONFORM TO ASTM 3034, SDR 35. DRIVE INTO CENTER OF RUBBER SLEEVE AFTER SLEEVE IS PLACED IN HOLE.
B. STAINLESS STEEL BAND SECURES UPPER HALF OF RUBBER SLEEVE TO THE PVC HUB. STAINLESS STEEL BAND SHALL BE 300 SERIES, 9/16" BAND WIDTH, CADMIUM PLATED CARBON STEEL, AND ATTACHED WITH HEX HEAD SLOTTED SCREW.
C. COMPLETE RUBBER SLEEVE INCLUDES A MOLDED SEGMENT THAT HOLDS IT IN PLACE.

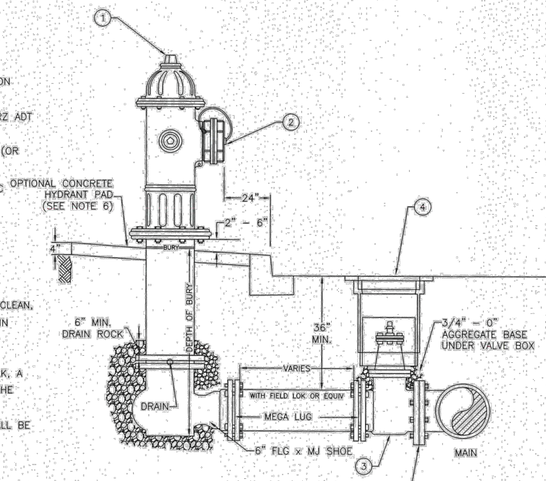
NOTE:
1. TAP SHALL BE LOCATED A MINIMUM OF 12" FROM EXISTING PIPE JOINTS AND FROM OTHER TAPS.
2. CORE DRILL THE SEWER MAIN IN THE UPPER QUADRANT OF THE PIPE SO THE LATERAL CAN BE PLACED AT A 45° ANGLE AND PRESENT THE CORE-DRILLED "COUPON" TO THE CITY INSPECTOR AT TIME OF THE INSERT-A-TEE INSPECTION. THE TAP SHALL BE INSPECTED BEFORE THE SIDE SEWER CONNECTION IS MADE.
3. INSERT-A-TEE SHALL BE USED TO CONNECT LATERAL TO MAIN. TAP SHALL BE INSTALLED WATER TIGHT, WITHOUT PROTRUSION INTO OR DAMAGE TO EXISTING SEWER. PROVIDE INSERT-A-TEE PACKAGING TO INSPECTOR SHOWING TYPE OF INSERT-A-TEE INSTALLED.
4. LATERAL SHALL BE 4" (FOR STANDARD SINGLE FAMILY HOMES) GREEN ASTM3034 AND PLACED AT 2% SLOPE TO THE PROPERTY LINE. PLACE A TEST TEE WITHIN 3 FEET OF THE TAP.
5. PLACE INSULATED, 12-GAUGE, GREEN TRACER WIRE OVER CENTERLINE OF SERVICE LATERAL.
6. COMPACT 6" OF ¾"-0" ROCK UNDER THE PIPE. HAUNCH WELL UNDER LATERAL.
7. ONCE APPROVED BY CITY INSPECTOR, PLACE 12" OF ¾"-0" ROCK ABOVE THE TOP OF THE PIPE IN THE PIPE ZONE.
8. BACKFILL ABOVE THE PIPE ZONE WITH CDF (DELIVER CDF RECEIPT TO THE ENGINEERING DIVISION). ALTERNATELY, ¾"-0" GRAVEL BACKFILL MAY BE USED. COMPACTION TESTING BY A CERTIFIED TESTING AGENCY MUST OCCUR IN LIFTS AS SPECIFIED BY THE CITY INSPECTOR (DELIVER TEST RESULTS TO THE ENGINEERING DIVISION). CITY RESERVES THE RIGHT TO FURTHER SPECIFY BACKFILL BASED ON SITE CONDITIONS.
9. T.V. INSPECTION OF THE LATERAL AND/OR MAIN MAY BE REQUIRED FOLLOWING BACKFILL PRIOR TO FINAL APPROVAL.
10. THE MAXIMUM SIZE TAP FOR AN 8" MAIN IS 4". CUT IN A TEE FOR 6" LATERAL ON A 8" MAIN.
11. ALL CONNECTIONS SHALL BE MADE WITH HARD FITTINGS, INCLUDING TRANSITIONS BETWEEN DISSIMILAR MATERIALS.
12. DEPTH OF LATERAL TO BE DETERMINED BY DESIGN ENGINEER.



Standard Drawing No. WL-RD341
Effective Date: 07/01/08
Title: SANITARY SEWER LATERALS
Approved: City Engineer
West Linn
PUBLIC WORKS DEPARTMENT – STANDARD DRAWINGS
22500 Salamo Road, West Linn, Oregon 97068
Phone:503-722-5500 www.westlinnoregon.gov
NOTE: All materials and workmanship shall conform to the latest edition of the Standard Construction Specifications.
The selection and use of this Standard Drawing, with its limitations, is the responsibility of the user. The City of West Linn and its employees shall not be held responsible for the misuse or misinterpretation of this Standard Drawing by the user and should not be used without the seal of a Registered Professional Engineer.
File: WL-RD341.dwg

MATERIALS:
1. HYDRANT – MUELLER SUPER CENTURION MODEL A423 OR CLOW MEDALLION F2545 (OR APPROVED EQUAL). COLOR SHALL BE SAFETY YELLOW.
2. STORZ ADAPTER – REMOVE SAFETY CHAINS AND INSTALL 5X4.5 NFT STORZ ADT WITH CAP
3. VALVE – 6" MUELLER RESILIENT WEDGE GATE VALVE MODEL A-2361-19 (OR APPROVED EQUAL)
4. VALVE BOX – 18" TALL CAST IRON VALVE BOX WITH "W" COVER AND PVC EXTENSION, PER ODOT RD258.

NOTES:
1. ALL JOINTS SHALL BE RESTRAINED WITH MEGALUG MECHANICAL JOINT RESTRAINTS OR APPROVED EQUAL.
2. HYDRANT DRAIN OUTLETS SHALL REMAIN OPEN AND OPERATIONAL. PLACE CLEAN, 1 1/2" – 3/4" DRAIN ROCK AROUND SHOE TO AT LEAST 6" ABOVE DRAIN OUTLETS.
3. HYDRANTS SHALL BE PLACED ACCORDING TO THE FOLLOWING STANDARDS:
   3.1. WHERE A PLANTER STRIP EXISTS BETWEEN THE CURB AND SIDEWALK, A HYDRANT SHALL BE PLACED WITHIN THE PLANTER STRIP SO THAT THE FRONT PORT IS 24" BEHIND THE FACE OF THE CURB.
   3.2. WHERE THE SIDEWALK IS ADJACENT TO THE CURB, A HYDRANT SHALL BE PLACED BEHIND THE SIDEWALK.
   3.3. WHERE CURB AND SIDEWALK DO NOT EXIST, A HYDRANT SHALL BE PLACED ACCORDING TO THE DIRECTION OF CITY STAFF.
4. CONCRETE HYDRANT PADS ARE OPTIONAL AND SHALL BE INSTALLED AT THE DIRECTION OF CITY STAFF. ALL FITTINGS THAT CONTACT CONCRETE SHALL BE WRAPPED IN PLASTIC.
5. PROVIDE 2" TO 6" OF CLEARANCE BETWEEN THE TOP OF THE HYDRANT PAD OR GROUND SURFACE AND THE BOTTOM OF THE FLANGED BOLT PATTERN OF THE HYDRANT.
6. A 3-FOOT MINIMUM CLEAR ZONE SHALL BE MAINTAINED AROUND ALL HYDRANTS. NO TREES, POLES, OR FURNITURE ARE ALLOWED WITHIN THIS ZONE.



Standard Drawing No. WL-RD254
Effective Date: 08/01/19
Title: FIRE HYDRANT
Approved: City Engineer
West Linn
PUBLIC WORKS DEPARTMENT – STANDARD DRAWINGS
22500 Salamo Road, West Linn, Oregon 97068
Phone:503-722-5500 www.westlinnoregon.gov
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File: WL-RD254.dwg

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WEST LINN, OREGON 97068
TEL 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
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PRELIMINARY
OREGON
MAY, 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS+PLANNERS
LANDSCAPE ARCHITECTS+SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

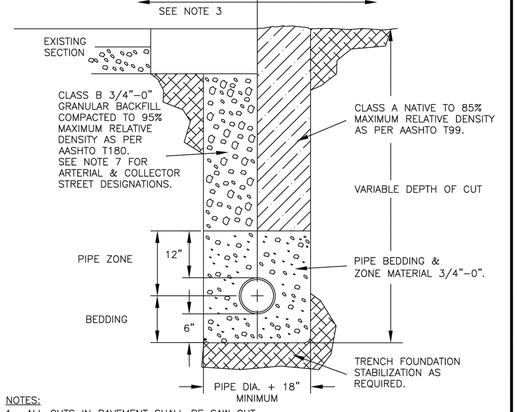
Project Number	Drawn by	Checked by
25006	HHPR	RMM

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DETAILS

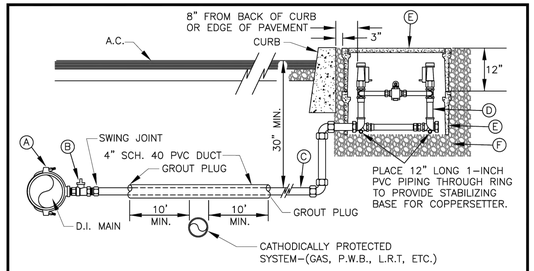
C905

Date: Friday, May 29, 2026 8:36:48 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tannler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C900 - Details.dwg / User: Spencer Martin / Layout: C905



NOTES:
1. ALL CUTS IN PAVEMENT SHALL BE SAW CUT.
2. ALL PAVEMENT PATCH JOINTS AND ALL CUT EDGES SHALL BE SAND SEALED PER ODOT SPECS ~~AND OREGON CITY SPECIAL PROVISIONS SEC 00744.51.~~
3. ~~REFER TO OREGON CITY PAVEMENT CUT STANDARDS AND STANDARD DETAIL DRAWINGS 532, 533 & 534.~~
4. THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UNDERGROUND CONDUITS.
5. CLASS "B" BACKFILL SHALL EXTEND 3 FEET BEYOND EDGE OF STREET OR SURFACED AREA.
6. BACKFILL SHALL BE PLACED AND COMPACTED IN A MAX. OF 24–INCH LIFTS. COMPACTION TESTING REQUIRED AT A FREQUENCY OF 1 TEST EVERY 100 FEET OF TRENCH MINIMUM.
7. EXISTING ARTERIAL & COLLECTOR STREET DESIGNATIONS REQUIRE CLSM (aka CDF) PER ODOT STANDARDS, SEC–00442 FOR ALL TRENCH TRANSVERSE OR PERPENDICULAR CROSSINGS OF VEHICLE TRAVEL LANES.

Public Works Standard Drawings		
PIPE BEDDING AND TRENCH BACKFILL - STORM & SANITARY SEWER & WATER PIPE	SCALE NTS	
	DATE JAN '23	REV.
	ENGR. DW	DRAWN KAE
	DRAWING NO. 313	



MATERIALS:
A. SERVICE SADDLE – ROMAC STYLE 202S OR APPROVED EQUAL.
B. 2" RESILIENT SEAT GATE VALVE WITH THREADED CONNECTION.
C. 2" ASTM B–88, TYPE "L" RIGID COPPER.
D. MUELLER COPPER METER YOKE, #B–2423–2–99000, OR FORD COPPER METER YOKE, #VBB77–12HB–11–77NL, 12" RISER SIZED TO EQUAL SERVICE LINE. IF THE HIGH BYPASS MODELS ARE NOT AVAILABLE USE FORD #VBB77–12B–11–77NL AS AN ALTERNATE.
E. HUBBELL QUAZITE B03173012M AND TRAFFIC RATED LID REQUIRED IN TRAFFIC AREAS. DFW 1730C4–12 BOX AND DFW1730C–4CA LID IN NON–TRAFFIC AREAS.
F. 3/4"–0" GRANULAR MATERIAL
G. IN NEW CONSTRUCTION, FACTORY TEE WITH 2" RESILIENT SEAT GATE VALVE REQUIRED.

NOTES:
1. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPE, STRUCTURE ZONES AND APPURTENANCES SHALL BE BACKFILLED USING 3/4"–0" GRANULAR MATERIAL AND COMPACTED TO 95% MAX. DENSITY PER AASHTO T–180.
3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN WITH GROUT PLUG, OR DIRECT GROUNDING OF SERVICE LINE.
4. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
5. TOP OF METER BOX TO TOP OF METER SHALL BE 6–8 INCHES.
6. PRESSURES GREATER THAN 70 PSI REQUIRE A PRESSURE REDUCING VALVE INSTALLED IN A SEPARATE BOX AFTER THE METER ON PRIVATE PROPERTY ADJACENT TO RIGHT OF WAY, SEE DRAWING 430.
7. BACKFLOW PROTECTION IS REQUIRED ON ALL SERVICES WITH METERS 1–1/2" OR GREATER.
8. FOR IRRIGATION SERVICES USE MUELLER #B2426–00N.

Public Works Standard Drawings		
STANDARD 2" WATER SERVICE	SCALE NTS	
	DATE JAN '26	REV. 4
	ENGR. DW	DRAWN KAE
	DRAWING NO. 404	

(HORIZONTAL)
BEARING AREA OF THRUST BLOCKS IN SQUARE FEET

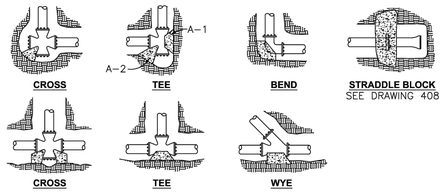
FITTING SIZE	TEE, WYE, DEAD END AND HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN A–1	TEE PLUGGED ON RUN A–2	45° BEND	22–1/2° BEND	11–1/4° BEND
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---
6	2.1	3.7	3.0	4.3	3.0	1.6	1.0	---
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8

NOTES:
1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:

BEARING AREA = (TEST PRESSURE / 150) x (2000 / SOIL BEARING STRESS) x (TABLE VALUE)

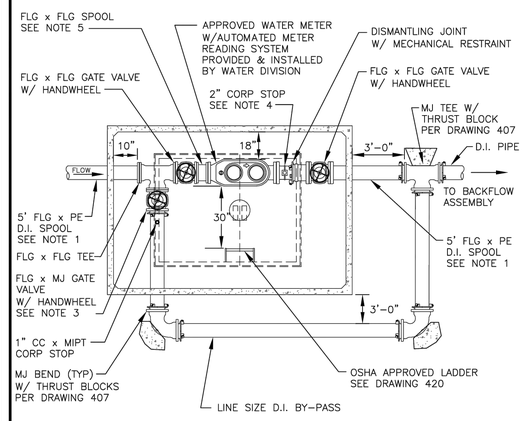
2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:

VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)



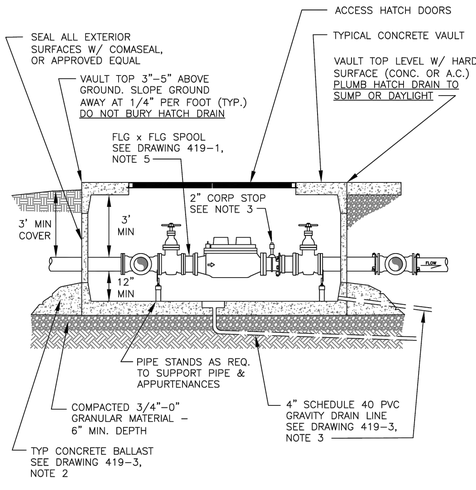
NOTES:
1. CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. ALL CONCRETE TO BE 4000 PSI COMPRESSIVE STRENGTH MIN.
3. INSTALL 30 MIL PLASTIC BETWEEN PIPE AND/OR FITTINGS BEFORE POURING CONCRETE BLOCKING.
4. CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.
5. REINFORCED #4 BAR, 40000 PSI TENSILE STRENGTH.

Public Works Standard Drawings		
THRUST BLOCKING	SCALE NTS	
	DATE JAN '23	REV.
	ENGR. DW	DRAWN KAE
	DRAWING NO. 407	



NOTES:
1. ALL PIPE AND FITTINGS SHALL MATCH METER SIZE UNLESS OTHERWISE SPECIFIED. ALL PIPE AND FITTINGS SHALL BE RESTRAINED JOINT.
2. SEE DRAWING 419–3 DETAIL NOTES AND DRAWING 419–2 PROFILE VIEW FOR ADDITIONAL REQUIREMENTS.
3. CONTRACTOR TO PROVIDE HANDWHEEL LOCK. MASTER LOCK GATE VALVE LOCKOUT OR APPROVED EQUAL.
4. INSTALL 2" CORP STOP FOR SAMPLING. SEE DRAWING 404 FOR MATERIALS.
5. SPOOL TO BE 2x PIPE DIAMETER IN LENGTH, PLACE BETWEEN GATE VALVE & METER.

Public Works Standard Drawings		
4" & LARGER WATER METER VAULT (PLAN)	SCALE NTS	
	DATE JUL '23	REV. 1
	ENGR. DW	DRAWN KAE
	DRAWING NO. 419-1	



NOTES:
1. SEE DRAWING 419–3 DETAIL NOTES AND DRAWING 419–1 PLAN VIEW FOR ADDITIONAL REQUIREMENTS.
2. OSHA APPROVED LADDER NOT SHOWN; SEE DRAWING 420.
3. INSTALL 2" CORP STOP FOR SAMPLING. SEE DRAWING 404 FOR MATERIALS.

Public Works Standard Drawings		
4" & LARGER TYPICAL WATER METER VAULT (PROFILE)	SCALE NTS	
	DATE JUL '23	REV. 1
	ENGR. DW	DRAWN KAE
	DRAWING NO. 419-2	

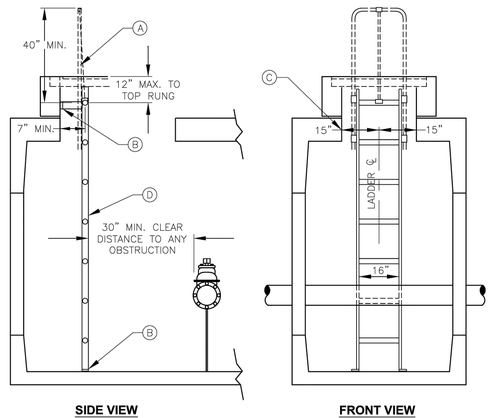
SPECIFICATIONS

METER SIZE (IN)	4" METER	6" METER	8" METER	10" METER
INCOMING LINE SIZE	4"	6"	8"	10"
BY–PASS LINE SIZE**	4"	6"	8"	10"
OLDCASTLE VAULT NO. (OR APPROVED EQUAL)	687–WA (55" I.D.)*	687–WA (55" I.D.)*	810–WA (63" I.D.)*	810–WA (63" I.D.)*

** SMALLER BY–PASS LINE SIZE MAY BE APPROVED UPON REQUEST TO WATER DIVISION.

NOTES:
1. TOP OF VAULT SHALL BE A MINIMUM OF 3" AND A MAXIMUM OF 5" ABOVE FINISH GRADE. SLOPE GROUND AWAY AT 1/4" PER FOOT TYPICAL. DO NOT BURY HATCH DRAIN.
2. CONCRETE BALLAST (3 CUBIC YARDS MINIMUM) IS A MINIMUM FIGURE ONLY – ENGINEER IS RESPONSIBLE TO ENSURE THAT ADEQUATE BALLAST IS PROVIDED TO PREVENT FLOATING OF VAULT.
3. INSTALL 4" DRAIN FROM BOTTOM OF VAULT FLOOR TO DAYLIGHT, TO AN APPROVED STORM SEWER SYSTEM OR PIPED OVER TO THE ACCOMPANYING BACKFLOW VAULT SUMP FOR SUMP PUMP DISCHARGE.
4. ALL VAULT WALL OPENINGS SHALL BE CORE DRILLED AND SEALED WITH NON–SHRINK GROUT.
5. SERVICE LINES SHALL BE MECHANICALLY RESTRAINED FROM MAINLINE THROUGH BACKFLOW ASSEMBLY.
6. ALL PIPING AND FITTINGS THROUGH VAULT SHALL BE LEVEL, A MINIMUM OF 12" ABOVE THE FLOOR OF VAULT. ALL PIPING AND FITTINGS THROUGH VAULT SHALL BE A MINIMUM OF 3' FROM TOP OF PIPE TO VAULT CEILING.
7. BURIED PIPING SHALL BE BACKFILLED AS DESCRIBED AND SHOWN IN DRAWING 313.
8. VAULT SHALL BE EQUIPPED WITH OSHA–APPROVED ALUMINUM EXTENSION LADDER. SEE DRAWING 420.
9. SEE DRAWING 419–2 PROFILE VIEW AND DRAWING 419–1 PLAN VIEW FOR ADDITIONAL REQUIREMENTS.
10. TRAFFIC RATED HATCH REQUIRED, WITH SPRING LOADED LIFT ASSIST.
11. *REDUCED INTERIOR DEPTH (I.D.)

Public Works Standard Drawings		
4" & LARGER WATER METER VAULT (DETAIL NOTES)	SCALE NTS	
	DATE JAN '23	REV.
	ENGR. DW	DRAWN KAE
	DRAWING NO. 419-3	



SIDE VIEW FRONT VIEW

MATERIALS:
A. LADDER EXTENSION SHALL BE ALUMINUM AND EXTEND 40" ABOVE THE TOP RUNG OF THE LADDER. EXTENSION SHALL BE BOLTED UP BEHIND LADDER RUNGS.
B. ATTACH LADDER SUPPORT TO INSIDE FACE OF VAULT OPENING AND FLOOR OF VAULT WITH STAINLESS STEEL HARDWARE AS SHOWN. ℄ OF RUNG MUST BE SET 7" FROM FACE OF SURFACE BEHIND RUNG.
C. PROVIDE 15" MINIMUM LATERAL CLEARANCE ON EACH SIDE OF LADDER ℄.
D. LADDER SHALL MEET THE REQUIREMENTS OF OSHA AND SHALL BE HOT–DIPPED GALVANIZED AFTER FABRICATION.

Public Works Standard Drawings		
WATER VAULT LADDER INSTALLATION	SCALE NTS	
	DATE JAN '23	REV.
	ENGR. DW	DRAWN KAE
	DRAWING NO. 420	

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MAY. 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

Mark	Date	Revision/Issue
	05/22/2026	LAND USE SUBMITTAL

Project Number	Drawn by	Checked by
25006	HHPR	RMM

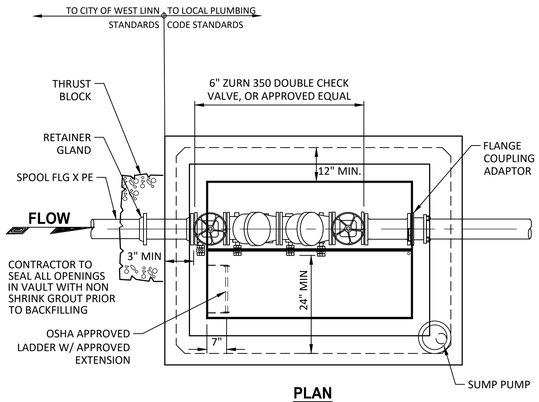
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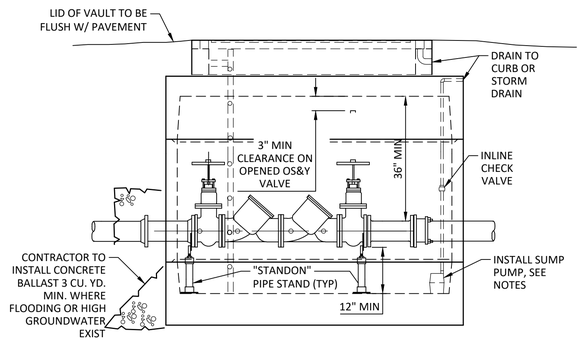
DETAILS

C906

Date: Friday, May 29, 2026 8:36:53 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tamler Rd Multifamily)\MCR01-DWGS\Sheets\MCR01 - C900 - Details.dwg / User: Spencer Martin / Layout: C906



PLAN



ELEVATION

DCVA ASSEMBLY VAULT

SIZE	UTILITY VAULT OR *EQUAL		BILCO DOOR OR *EQUAL
	WITH F.D.C.	WITHOUT F.D.C.	
6	NA	676-WA	J-5AL

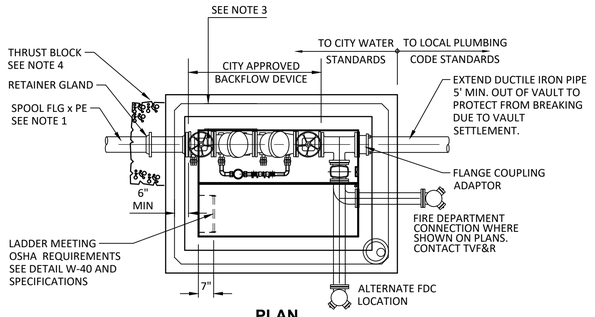
*ENGINEER APPROVED EQUAL

NOTES:

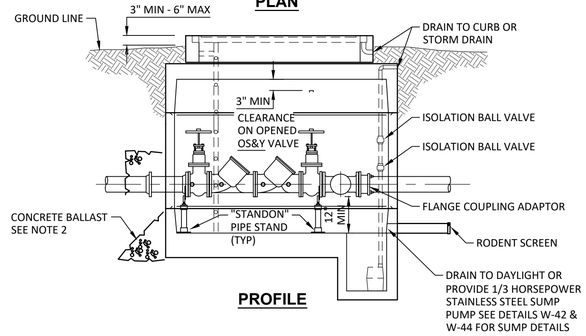
1. THE SUMP PUMP SHALL CONFORM TO DIMENSIONS SHOWN IN DETAIL. SUMP PUMP SHALL BE GRUNDFOS MODEL KP250 1/3 HP STAINLESS STEEL, AND SHALL HAVE A NORMALLY OPEN FREE-FLOATING LIQUID LEVEL RISES.
2. PUMP SHALL BE EQUIPPED WITH A 1 1/4" DISCHARGE AND MISC. PIPING FOR DISCHARGING INCLUDING AN INLINE CHECK VALVE AND ISOLATION GATE VALVE (SIZE EQUAL TO DISCHARGE LINE SIZE) DOWNSTREAM OF THE CHECK VALVE.
3. PROVIDE POWER SOURCE AT A VOLTAGE COMPATIBLE WITH THE SUMP PUMP MOTOR. CONDUIT FOR THE POWER SHALL BE A MINIMUM OF TWO FEET AWAY FROM ANY OTHER PIPE PENETRATION.

DOUBLE CHECK VALVE ASSEMBLY AND VAULT

NTS



PLAN



PROFILE

SIZE	UTILITY VAULT WITH FDC *	UTILITY VAULT W/O FDC *	BILCO DOOR *
6	676-WA	676-WA	J-5AL

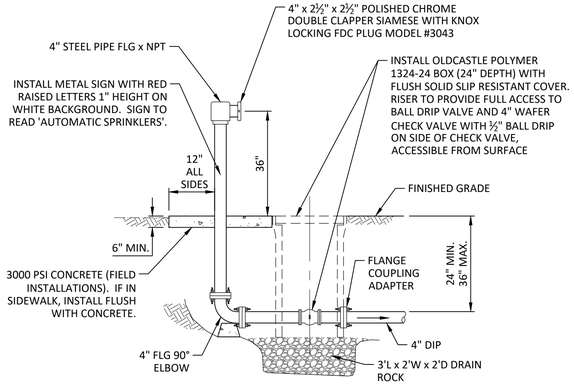
* "OR EQUAL" APPROVED BY CITY ENGINEER

NOTES:

1. CONTRACTOR TO SEAL ALL OPENINGS IN VAULT WITH NON SHRINK GROUT
2. CONTRACTOR TO INSTALL CONCRETE BALLAST 2 CU YDS MIN AROUND BASE OF VAULT WHERE FLOODING OR HIGH GROUND WATER EXIST
3. CLEARANCE BETWEEN WALL AND DEVICE 8" MIN., 12" MAX., EXCEPT 8" MIN, 9" MAX. FOR 660-WA VAULT
4. THRUST BLOCK 1'-0" MIN THICKNESS
5. DETECTOR METER TO READ IN CUBIC FEET

DOUBLE CHECK DETECTOR ASSEMBLY AND VAULT

NTS



FIRE DEPARTMENT CONNECTION

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REGISTERED PROFESSIONAL ENGINEER 76295PE OREGON MAY, 22, 2015 RYAN MICHAEL MOSHER
PRELIMINARY
EXPIRES: 12/31/26

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Modera
West Linn

West Linn, Oregon

THIS WIDTH SHOULD BE 3"

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Project Number	Drawn by	Checked by
25006	HHPR	RMM

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DETAILS

C907

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