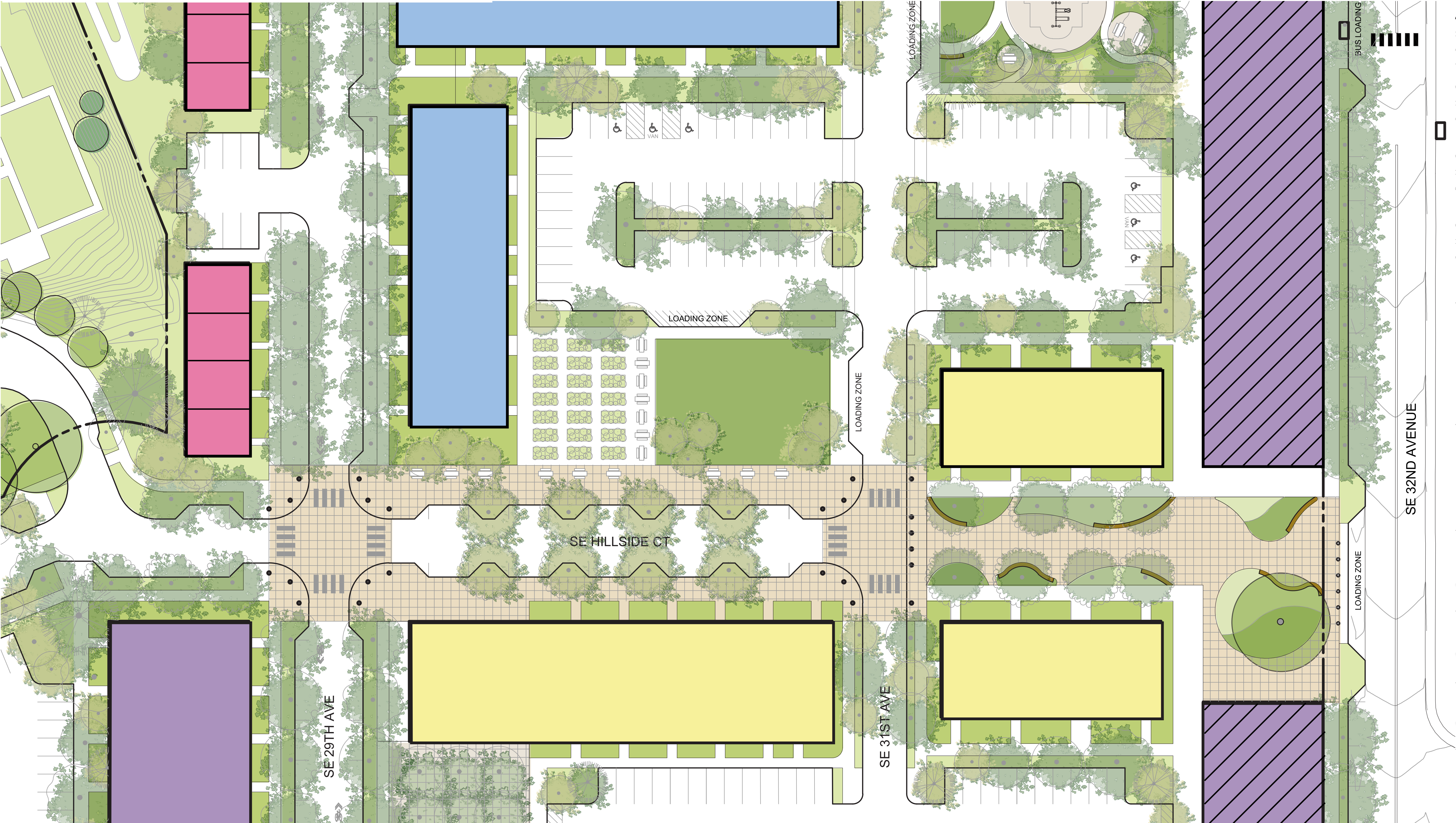


# HILLSIDE MASTER PLAN

MILWAUKIE, OREGON

10.23.2020





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# ARDENWALD NEIGHBORHOOD

1 & 2 STORY, LOW-DENSITY RESIDENTIAL



Milwaukie, OR

MULTI-FAMILY APARTMENT BUILDINGS (2 STORIES)

SE DWYER DR

MEDICAL OFFICE BUILDINGS (2-STORIES)

PROVIDENCE MILWAUKIE HOSPITAL (3 STORIES)

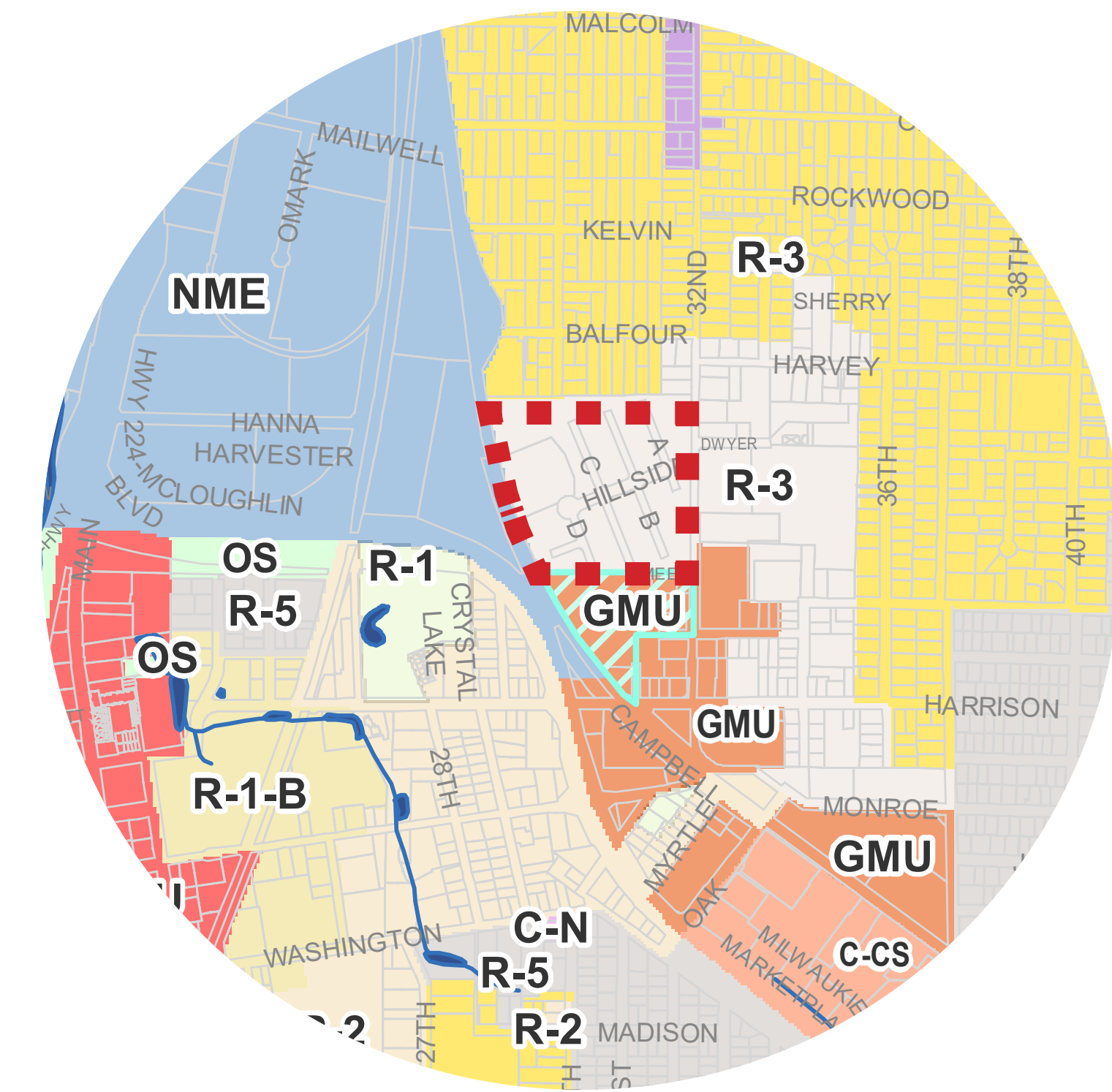
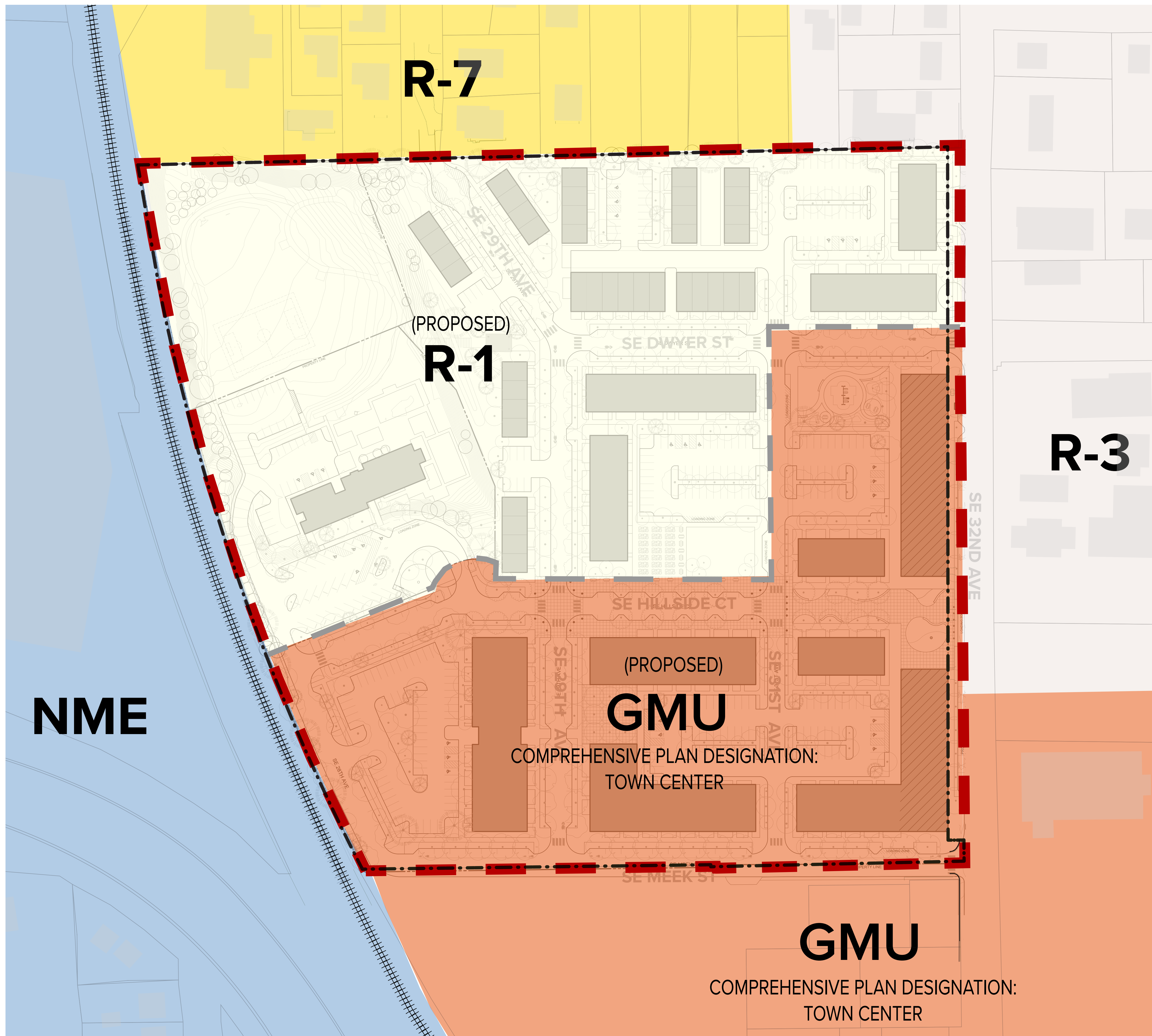
MEDICAL OFFICE BUILDING (3 STORIES)

VICINITY MAP

MP 1.1







CURRENT ZONING

PROPOSED ZONING

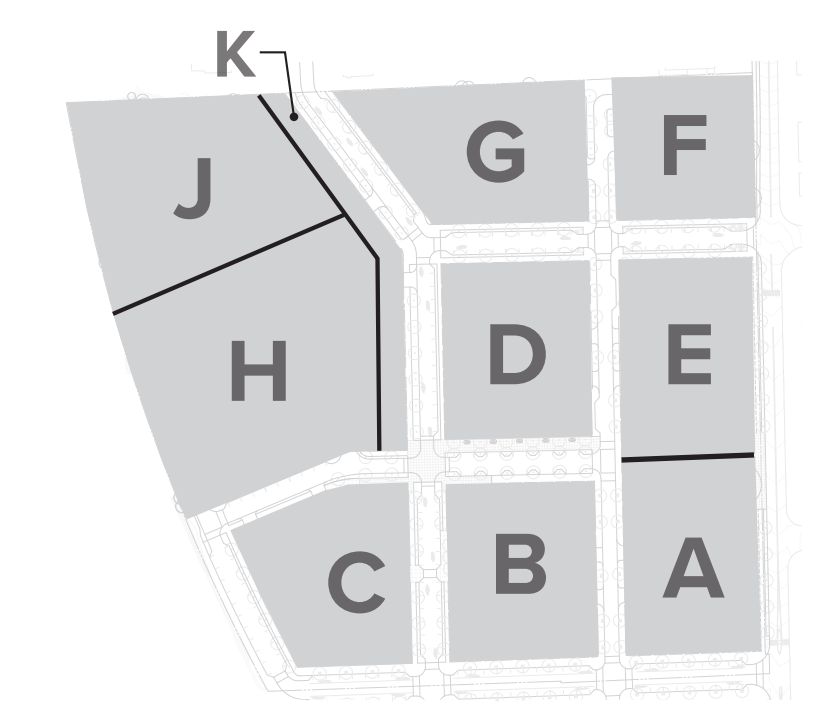
MP 1.2







**KEY PLAN**



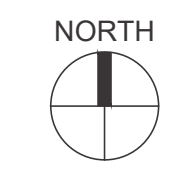
**LEGEND**

- parking ratio
- # of stories (res.) / over commercial
- # of units
- Building

**TABULATIONS**

Lot A	= 1.34 ac	<b>75 du/ac</b>
Lot B	= 1.38 ac	<b>78 du/ac</b>
Lot C	= 1.29 ac	<b>50 du/ac</b>
Lot D	= 1.39 ac	<b>39 du/ac</b>
Lot E	= 1.39 ac	<b>67 du/ac</b>
Lot F	= 0.99 ac	<b>40 du/ac</b>
Lot G	= 1.52 ac	<b>18 du/ac</b>
Lot H	= 2.45 ac	<b>37 du/ac</b>
Lot J	= 1.79 ac	<b>0 du/ac</b>
Lot K	= 1.06 ac	<b>11 du/ac</b>
<b>Total</b>	<b>= 14.61 ac</b>	
Hillside Manor (existing)	= 100 units	
Hillside Park (replacement units)	= 100 units	
Net New Units (to be developed)	= 400 units	
<b>Grand Total</b>	<b>= 600 units</b>	
Off-street parking*	= 352 stalls	
On-street parking	= 137 stalls	
<b>Total</b>	<b>= 489 stalls</b>	

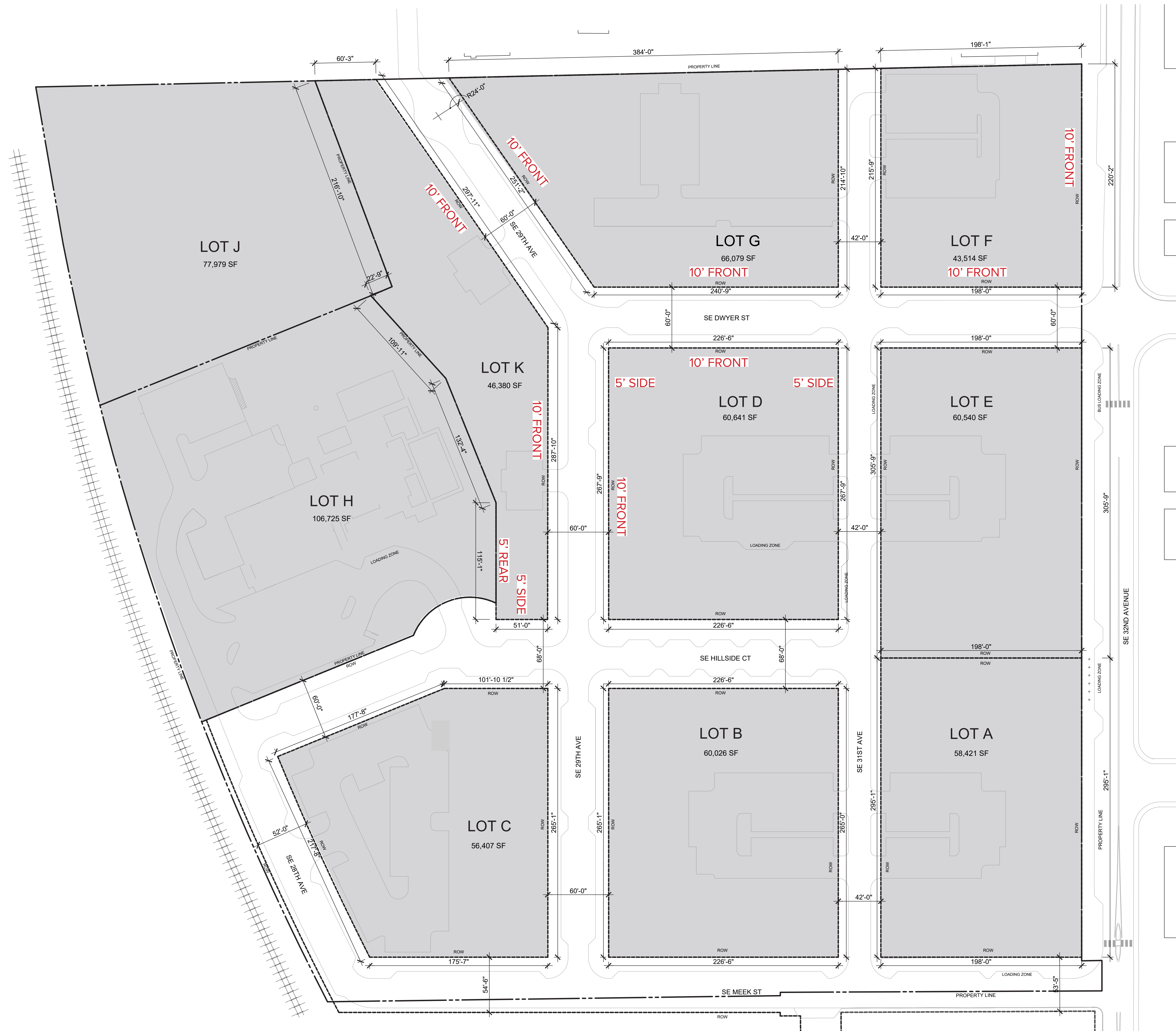
**MASTER PLAN**



**MP 1.3**







XX' = BUILDING SETBACKS  
REQUESTING MODIFICATION  
FROM ZONING STANDARDS

# LAND DIVISION PLAN

## MP 1.4







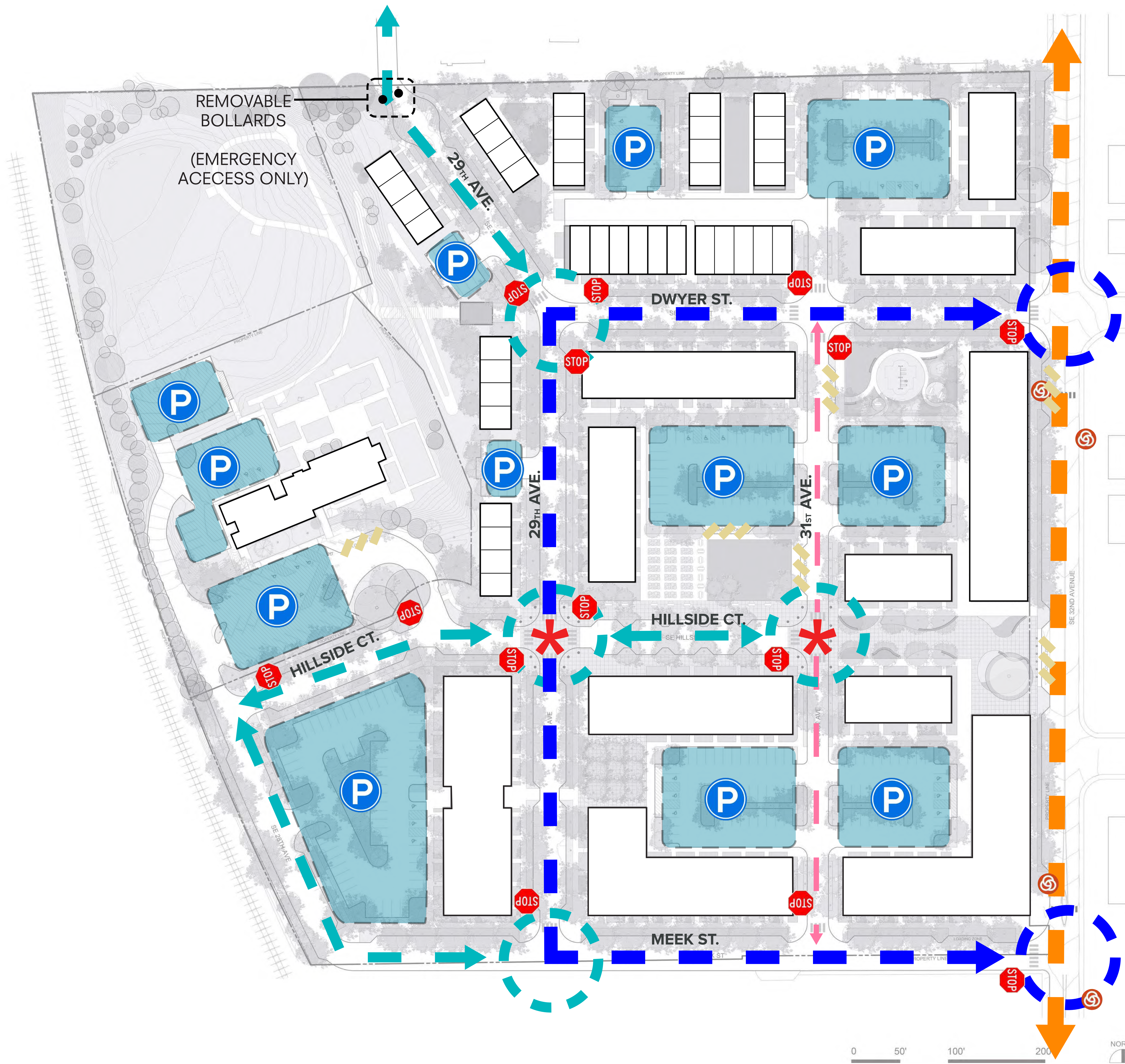
DENSITY ALLOCATION



MP 1.5







- PARKING
- LOADING ZONE/DROP OFF
- MAIN COLLECTOR ROAD
- LOOP ROAD
- LOCAL STREETS
- SERVICE STREET
- MAIN ACCESS POINT
- SECONDARY ACCESS POINT
- BUS STOP
- PROPOSED TRAFFIC CONTROL
- CURBLESS INTERSECTION W/ BOLLARDS

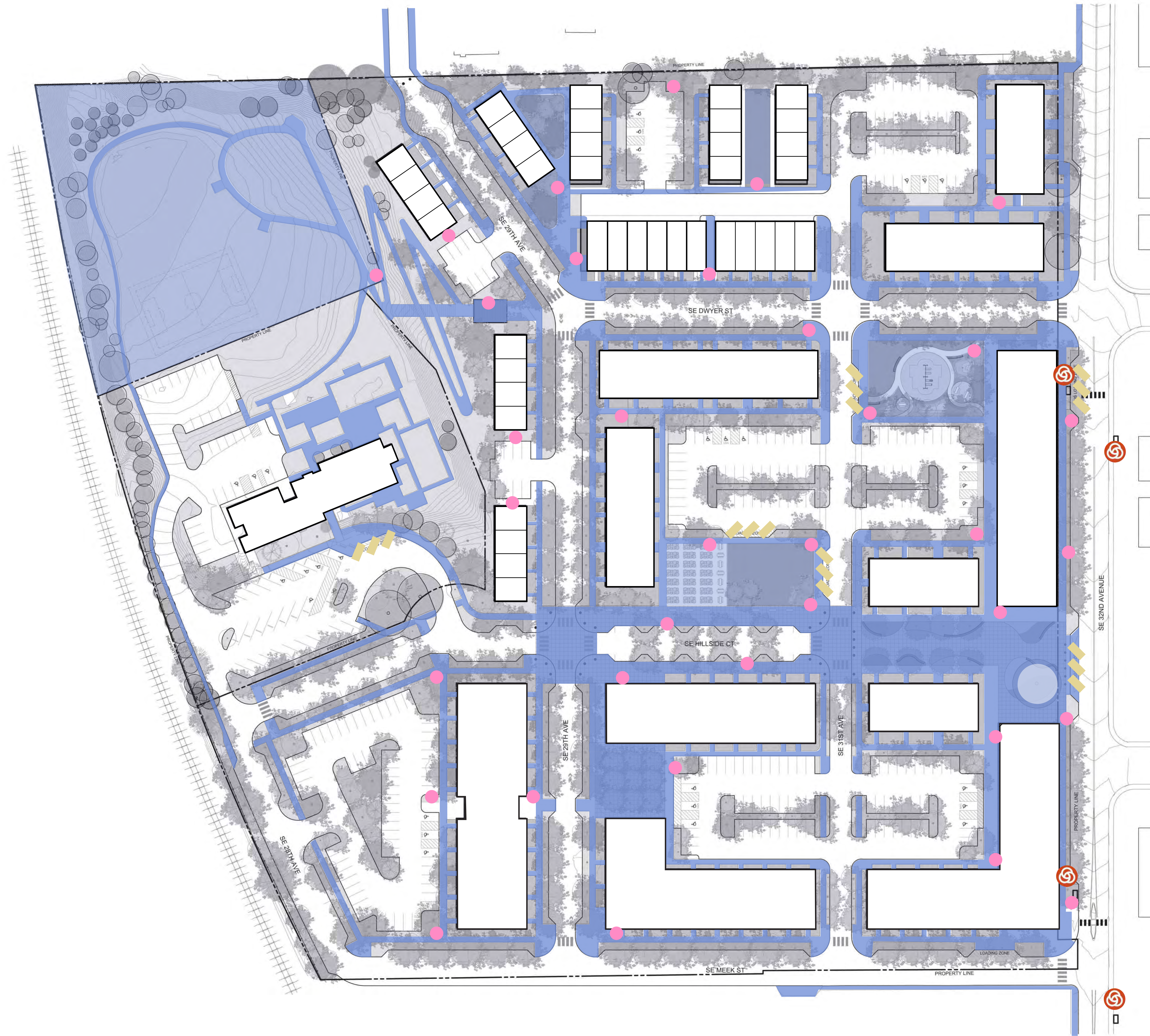


- COLLECTOR
- NEIGHBORHOOD ROUTE
- LOCAL ROUTE

## VEHICULAR CIRCULATION & ON-SITE PARKING







- PEDESTRIAN CIRCULATION
- OPEN SPACE (PUBLIC)
- OPEN SPACE (PRIVATE)
- CONCENTRATION OF BIKE PARKING
- S EXISTING BUS STOP
- >>> DROP-OFF AREA

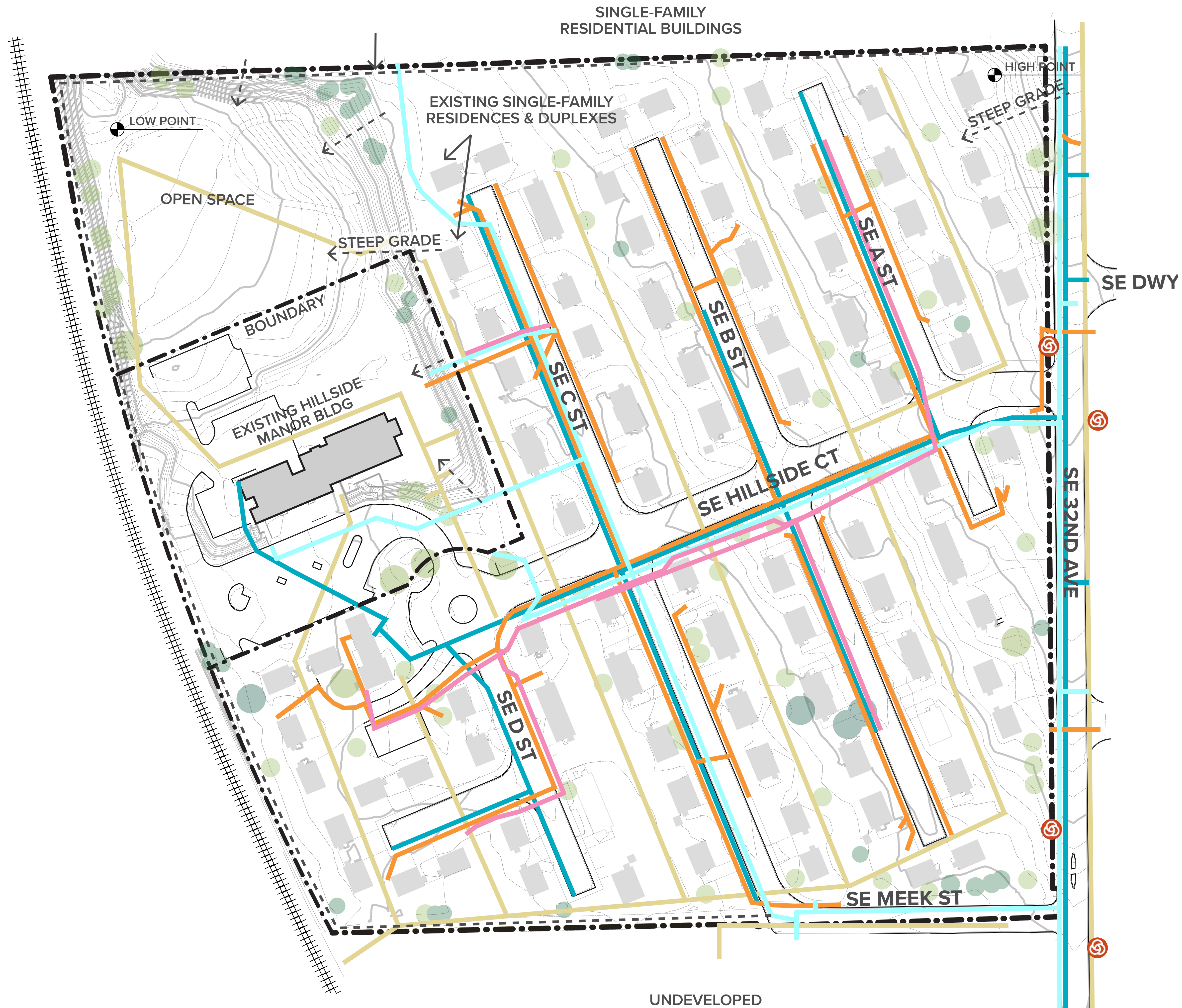


## PEDESTRIAN CIRCULATION

**MP 1.7**







- STORM DRAIN
- SANITARY SEWER
- GAS
- ELECTRIC
- DOMESTIC WATER
- TELECOM

**EXISTING DEVELOPMENT SUMMARY**

Hillside Manor Bldg	= 100 units
Hillside Park	= 100 units
<b>Total</b>	<b>= 200 units</b>

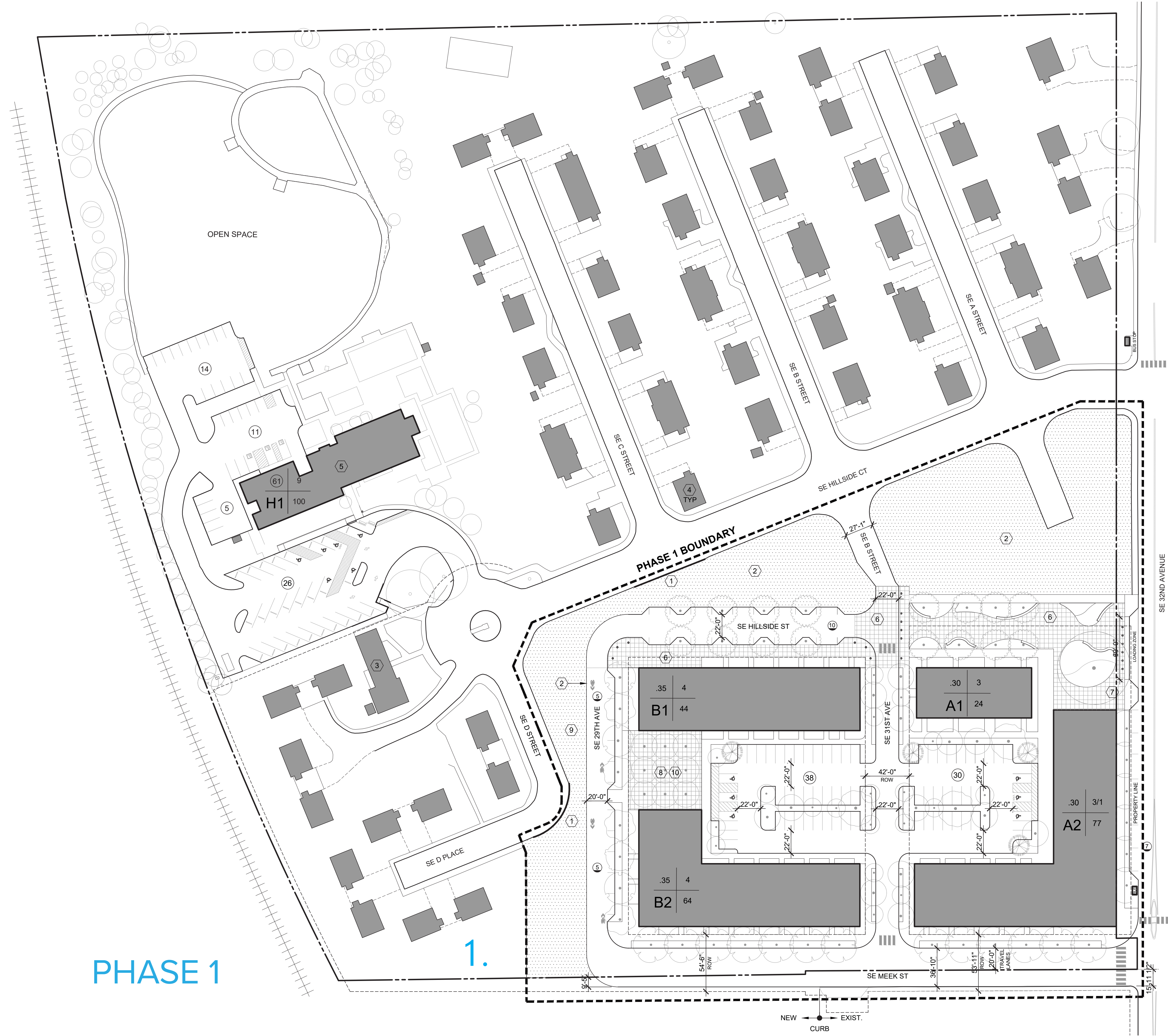
**EXISTING CONDITIONS**



**MP 1.8**



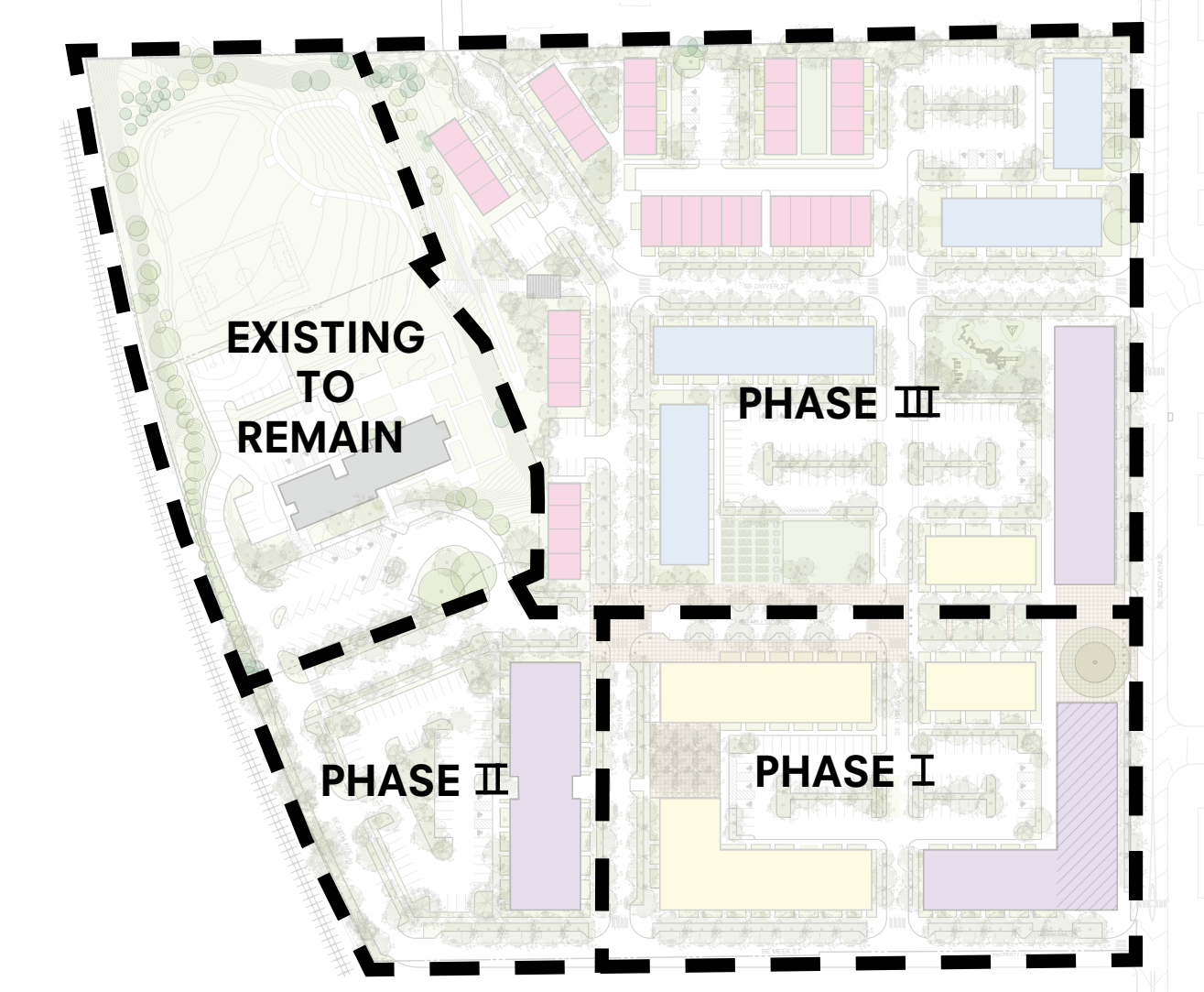




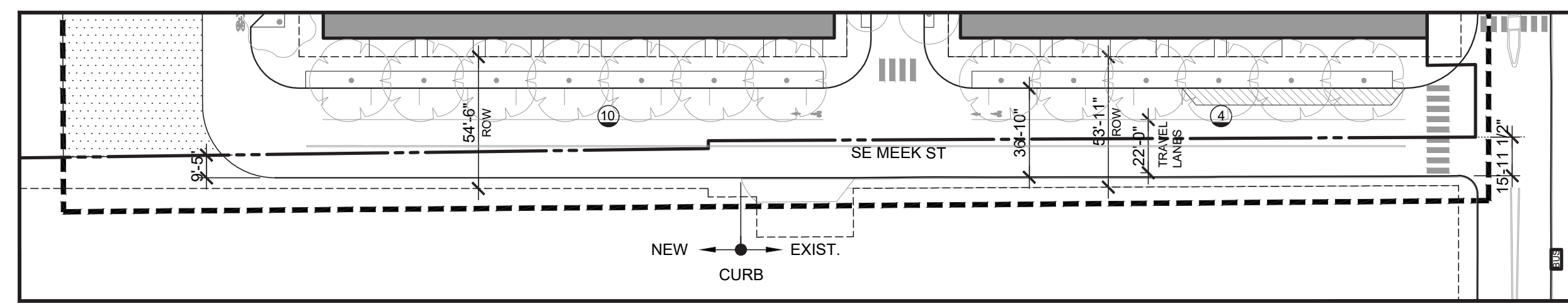
PHASE 1

1.

1. PHASE I - BEFORE MEEK ST. ACCESS AGREEMENT (DELAY STRIPING OF 14 PARKING SPACES)
2. PHASE I - AFTER MEEK ST. ACCESS AGREEMENT (STRIPE 14 PARKING SPACES, BIKE LANE, SHIFT TRAVEL LANES SOUTH)



2.



PHASED DEVELOPMENT PLAN

MP 1.9







**LEGEND**

- PROPERTY LINE  
TOTAL SITE AREA: 847,044 SF (19.5 ACRES)
- USABLE OPEN SPACE – PLANTED  
TOTAL AREA: 297,228 SF
- USABLE OPEN SPACE – PAVED  
TOTAL AREA: 40,407 SF

SITE AREA	847,044 SQ.FT (19.5 ACRES)
TOTAL USABLE OPEN SPACE	337,635 SQ.FT (7.8 ACRES)
% USABLE OPEN SPACE / SITE AREA	40%

**GENERAL SHEET NOTES**

PER CITY OF MILWAUKIE CODE TITLE 19, CHAPTER 19.200:  
 "OPEN SPACE" MEANS ANY PARCEL OF LAND OR PORTION OF  
 A PARCEL WITHOUT A STRUCTURE, EXCEPT AS USED AND  
 DEFINED IN THE PLANNED DEVELOPMENT ZONE.

**HILLSIDE  
 MASTER PLAN**

32ND AND MEEK ST.  
 MILWAUKIE, OR 97222






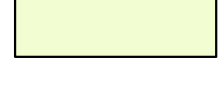



Drawing:  
 OPEN SPACE PLAN

Job No: 20064  
 Date: 10/23/2020  
 Drawn By: TS/YH/SC-  
 Checked By: NK/KP-  
 Sheet No:





**LEGEND – PLANT ZONES**

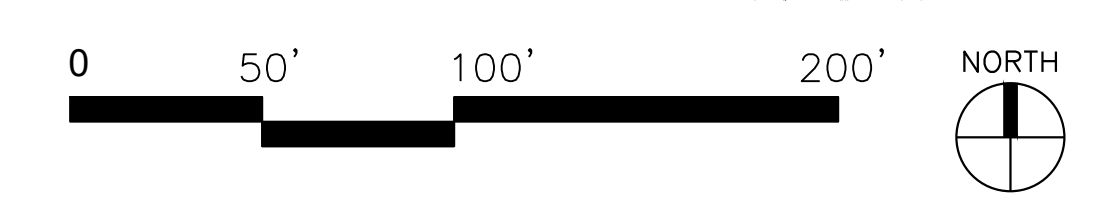
-  PROPERTY LINE
-  RIGHT OF WAY PLANT MIX: A
-  RIGHT OF WAY PLANT MIX: B
-  PARKING LOT LANDSCAPE
-  STORM WATER TREATMENT
-  UNDISTURBED AREAS, EXISTING CONDITIONS
-  LAWN/MEADOW/SEEDED AREAS
-  SHRUBS, GRASSES, GROUNDCOVERS AND/OR FORBES
-  LANDSCAPE BUFFER – NATIVE/NATIVE ADAPTIVE SHRUBS, GRASSES AND GROUNDCOVERS

**HILLSIDE  
 MASTER PLAN**

32ND AND MEEK ST.  
 MILWAUKIE, OR 97222

Drawing:  
 PLANTING ZONE  
 PLAN

Job No: 20064  
 Date: 10/23/2020  
 Drawn By: TS/YH/SC-  
 Checked By: NK/KP-  
 Sheet No:





## HILLSIDE MASTER PLAN

32ND AND MEEK ST.  
MILWAUKIE, OR 97222



### LEGEND

TREE TYPES	TREE QUANTITIES	TREE TYPES	TREE QUANTITIES
	38		173
	21		41
	26		55
	28		20
	20		44
			35
TOTAL TREE QUANTITY = 501			

### CALCULATIONS

CALCULATIONS ASSUME ALL PROPOSED & EXISTING TREE CANOPIES AT MATURITY AVERAGE A TOTAL AREA OF 706 SQ.FT AND A CANOPY DIAMETER OF 30'.  
THE FORMULA USED IS:  $\pi \times (\text{diameter}/2)^2$  OR  $3.14159 \times (30/2)^2$

SITE AREA	847,044 SQ.FT (19.5 ACRES)
TREE CANOPY AREA	353,706 SQ.FT (8.0 ACRES)
TREE CANOPY / SITE AREA	42%

### PRELIMINARY TREE SPECIES LIST

#### APPROVED STREET TREES PER CITY OF MILWAUKIE

REFERENCE PUBLIC WORKS STANDARDS SECTION 5 STREET DESIGN

3-3.9 FEET WIDE PLANTER SPACE - 15' STANDARD ON CENTER SPACING

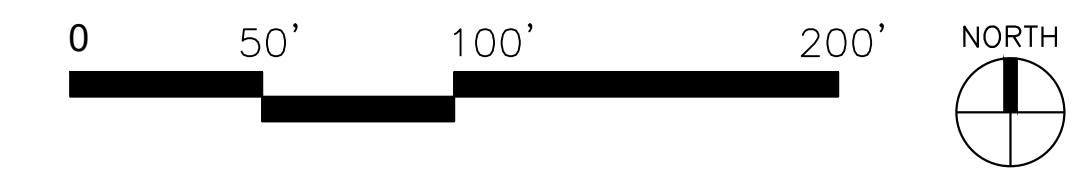
ACER CIRCINATUM	VINE MAPLE
CARPINUS JAPONICUS	JAPANESE HORNBEEAM
CERCIS CANADENSIS CULTIVARS	EASTERN REDBUD
CERCIS OCCIDENTALIS	WESTERN REDBUD
MAAKIA AMURENSIS	AMUR MAAKIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA
NYSSA SINENSIS	CHINESE TUPELO
PISTACIA CHINENSIS	CHINESE PISTACHE
QUERCUS DUMOSA	SCRUB OAK
QUERCUS FRANETTO	HUNGARIAN OAK
STYRAX JAPONICUS	JAPANESE SNOWBELL
STYRAX OBASSIA	BIG LEAF SNOWBELL
SYRINGA RETICULATA	JAPANESE TREE LILAC
ZELKOVA SERRATA 'CITY SPRITE' OR 'WIRELESS'	ZELKOVA
CARPINUS BETULUS 'FASTIGATA'	COLUMNAR HORNBEEAM
CORNUS KOUSA AND CULTIVARS	KOUSA DOGWOOD

4-5.9 FEET WIDE PLANTER SPACE - 20' STANDARD ON CENTER SPACING

GINKGO BILOBA 'PRINCETON SENTINEL' OR 'FASTIGATA'	COLUMNAR GINKGO
QUERCUS ROBUR X ALBA	COLUMNAR OAK
ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA
ARBUTUS MENZIESII	MADRONE
ARBUTUS UNEDO	STRAWBERRY TREE
CORNUS KOUSA AND CULTIVARS	KOUSA DOGWOOD
PARROTIA PERSICA	PERSIAN PARROTIA
QUERCUS HYPOLEUCOIDES	SILVER LEAF OAK

6-8+ FEET WIDE PLANTER SPACE - 30' STANDARD ON CENTER SPACING

ARBUTUS MENZIESII	MADRONE
ARBUTUS UNEDO	STRAWBERRY TREE
CELTIS OCCIDENTALIS	HACKBERRY
FAGUS SYLVATICA	EUROPEAN BEECH
JUNIPERUS OCCIDENTALIS	WESTERN JUNIPER
NYSSA SYLVATICA	BLACK TUPELO
PSEUDOTSUGA MENZIESII	DOUGLAS-FIR
QUERCUS CHRYSOLEPIS	CANYON LIVE OAK
QUERCUS GARRYANA	OREGON OAK
QUERCUS ILEX	HOLLY OAK
QUERCUS PHELLOS	WILLOW OAK
QUERCUS SHUMARDII	SHUMARD OAK
QUERCUS SUBER	CORK OAK
THUJA PLICATA X STANDISHII	GREEN GIANT THUJA
ZELKOVA SERRATA 'GREEN WISE' OR 'VILLAGE GREEN'	ZELKOVA



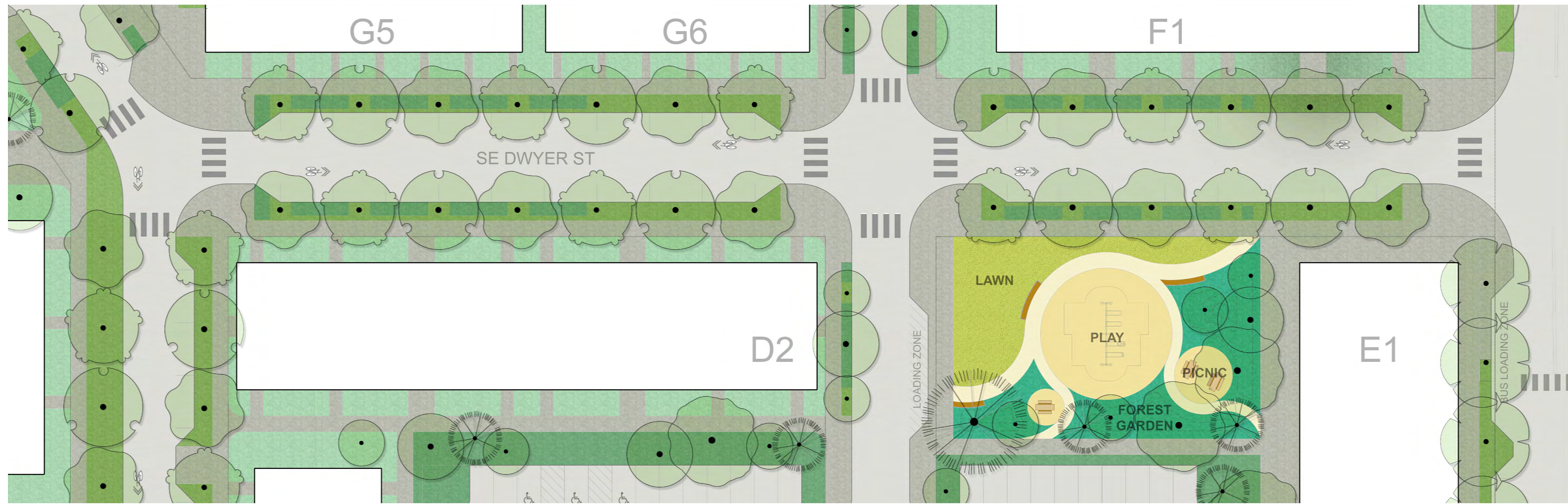
Drawing:  
TREE PLAN

Job No: 20064  
Date: 10/23/2020  
Drawn By: TS/YH/SC-  
Checked By: NK/KP-  
Sheet No:



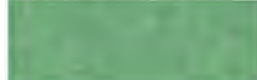


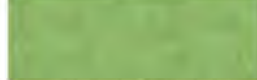

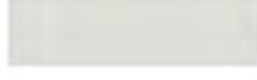

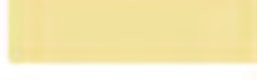
## HILLSIDE MASTER PLAN

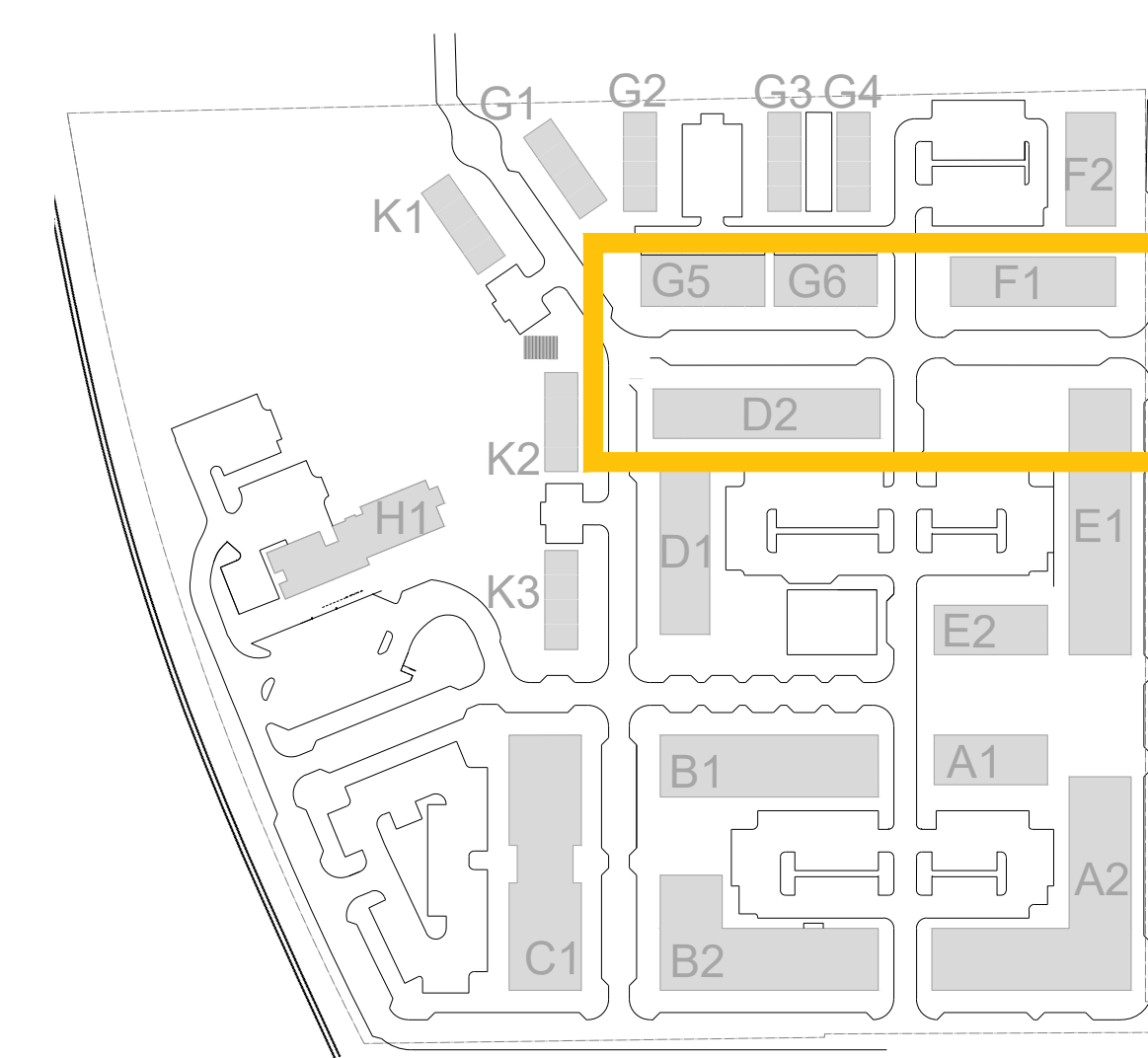
32ND AND MEEK ST.  
 MILWAUKIE, OR 97222



1 SE DWYER STREET – ENLARGEMENT PLAN  
 SCALE: 1" = 20'-0"

PLAN

LEGEND	
	STORMWATER
	MIX A: SHRUBS, GROUNDCOVERS, GRASSES
	MIX B: SHRUBS, GROUNDCOVERS, GRASSES
	MIX C: SHRUBS, GROUNDCOVERS, GRASSES
	LAWNS, MEADOWS, SEED MIXES
	VEHICULAR PAVING
	PEDESTRIAN PAVING- FINISH TYPE I
	PEDESTRIAN PAVING- FINISH TYPE II



Drawing:

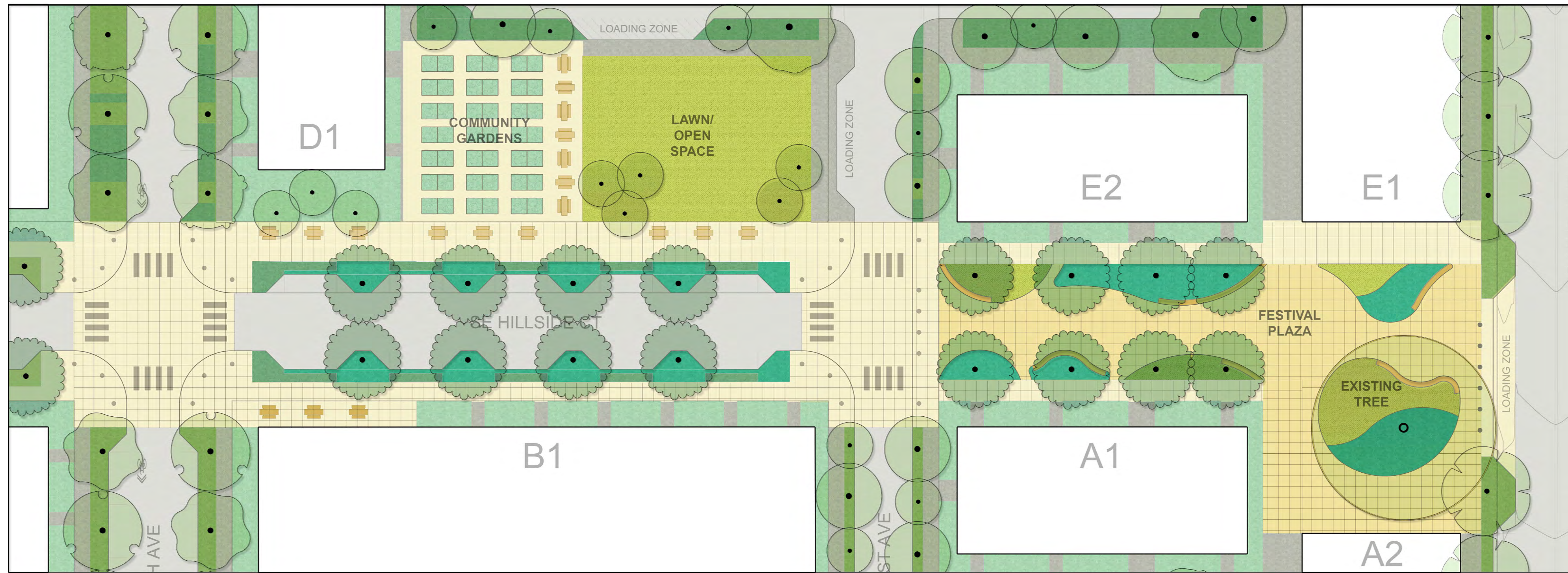
### ENLARGEMENT PLANS

Job No: 20064  
 Date: 10/23/2020  
 Drawn By: TS/YH/SC-  
 Checked By: NK/KP-  
 Sheet No:



## HILLSIDE MASTER PLAN

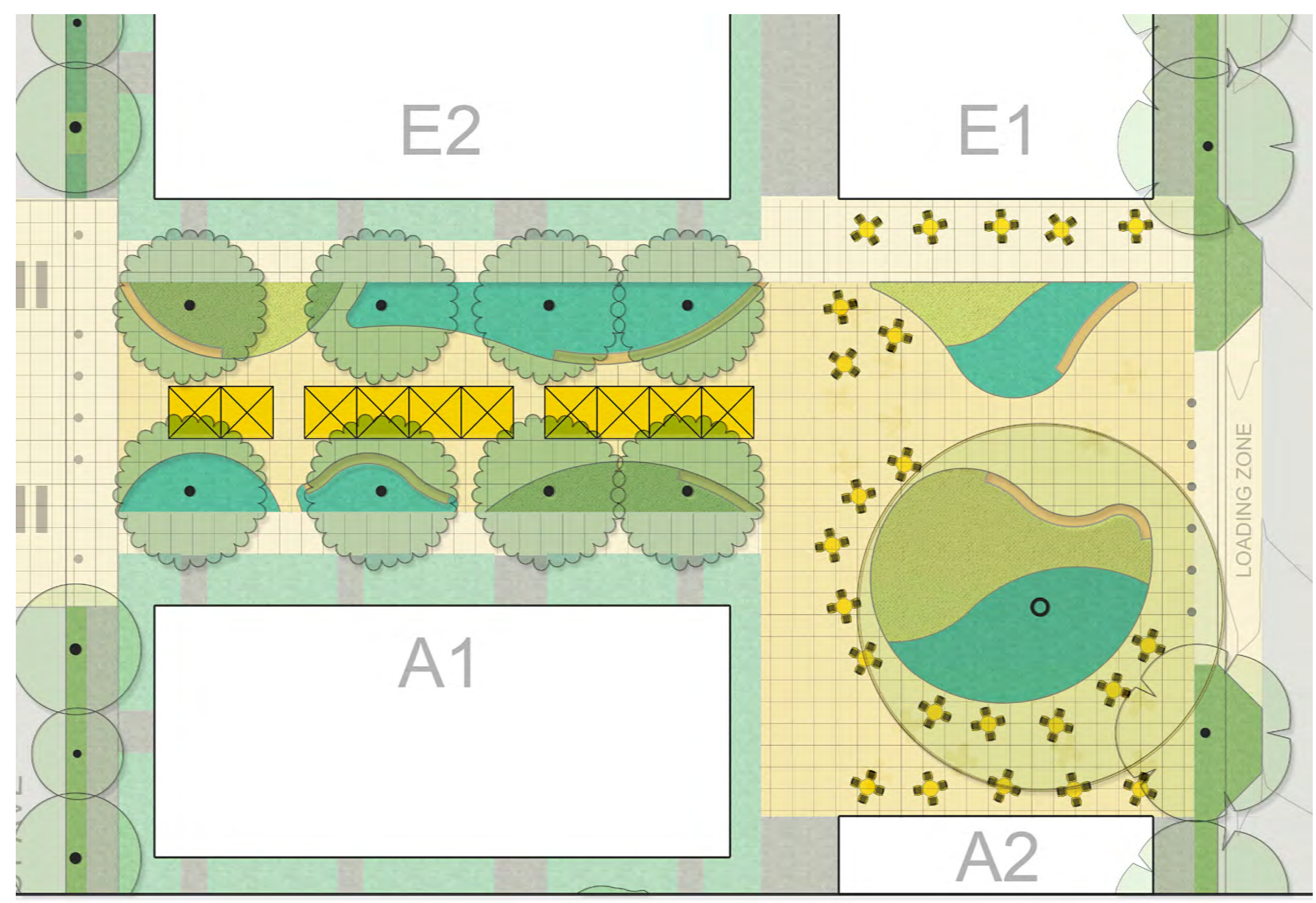
32ND AND MEEK ST.  
 MILWAUKIE, OR 97222



1 SE HILLSIDE COUT - ENLARGEMENT PLAN  
 SCALE: 1" = 20'-0"

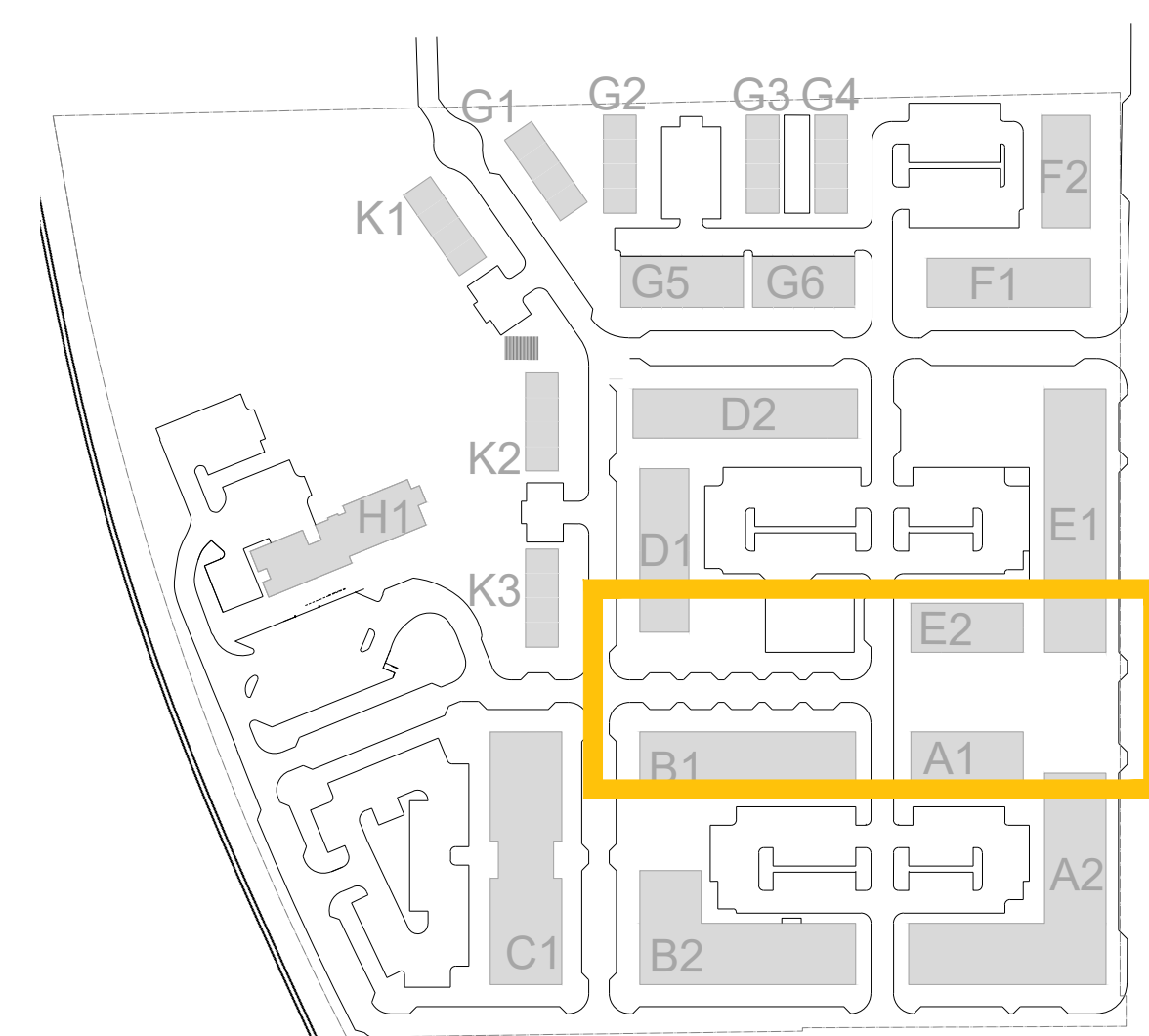
PLAN

LEGEND	
	STORMWATER
	MIX A: SHRUBS, GROUNDCOVERS, GRASSES
	MIX B: SHRUBS, GROUNDCOVERS, GRASSES
	MIX C: SHRUBS, GROUNDCOVERS, GRASSES
	LAWNS, MEADOWS, SEED MIXES
	VEHICULAR PAVING
	PEDESTRIAN PAVING- FINISH TYPE I
	PEDESTRIAN PAVING- FINISH TYPE II



2 MARKET LAYOUT CONCEPT  
 SCALE: 1" = 20'-0"

PLAN

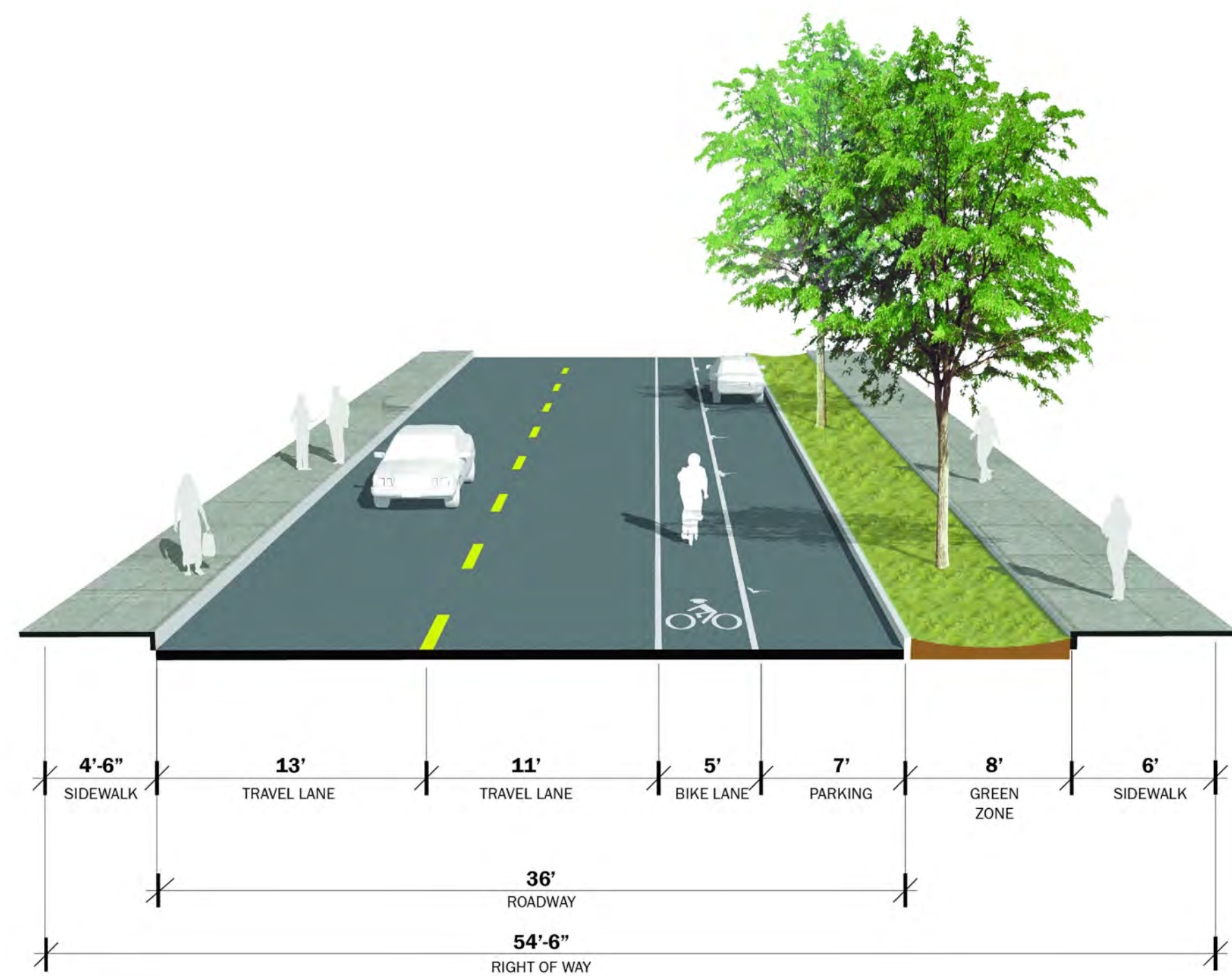


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 ENLARGEMENT PLANS  
 Job No: 20064  
 Date: 10/23/2020  
 Drawn By: TS/YH/SC-  
 Checked By: NK/KP-  
 Sheet No:

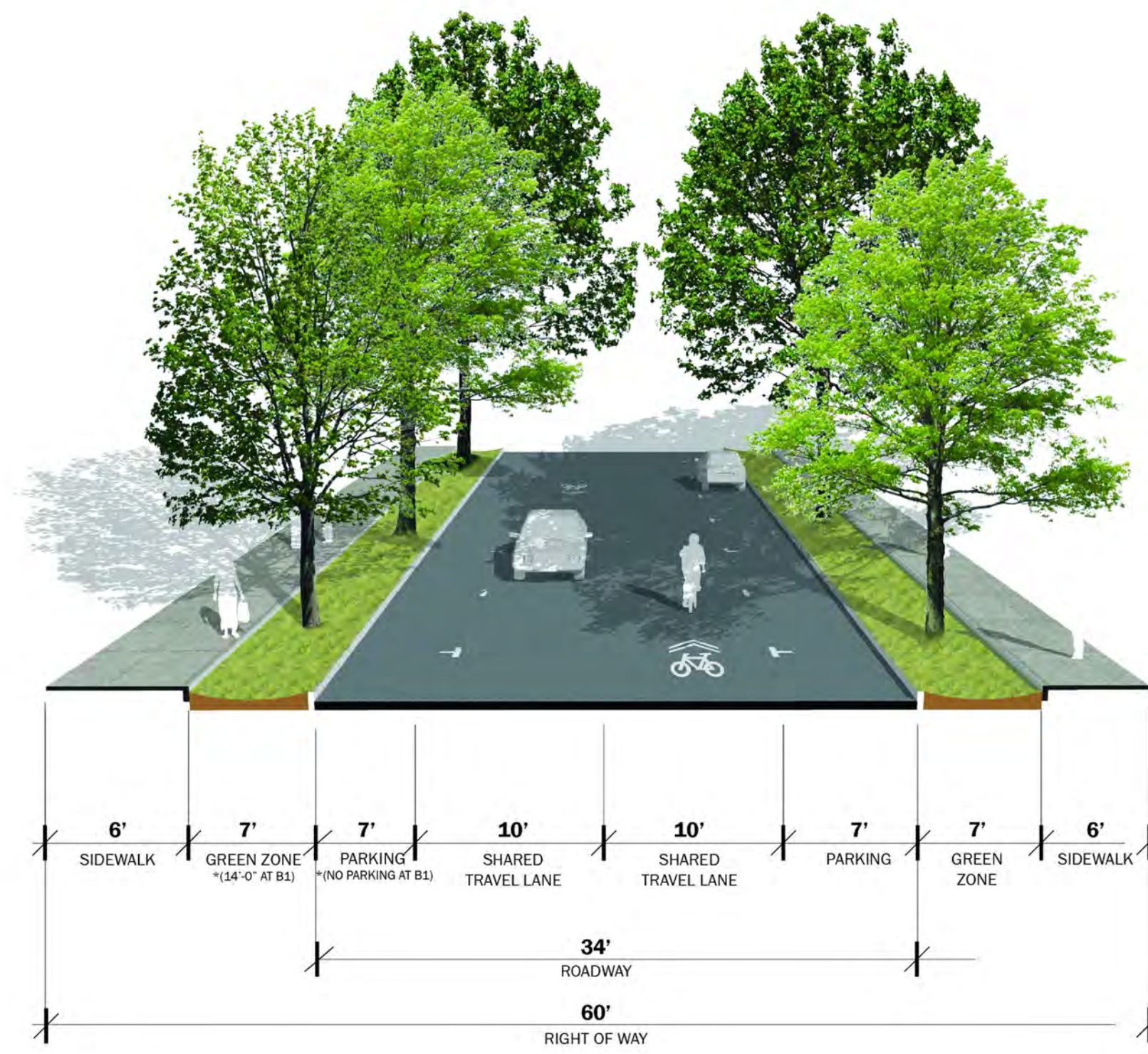


## HILLSIDE MASTER PLAN

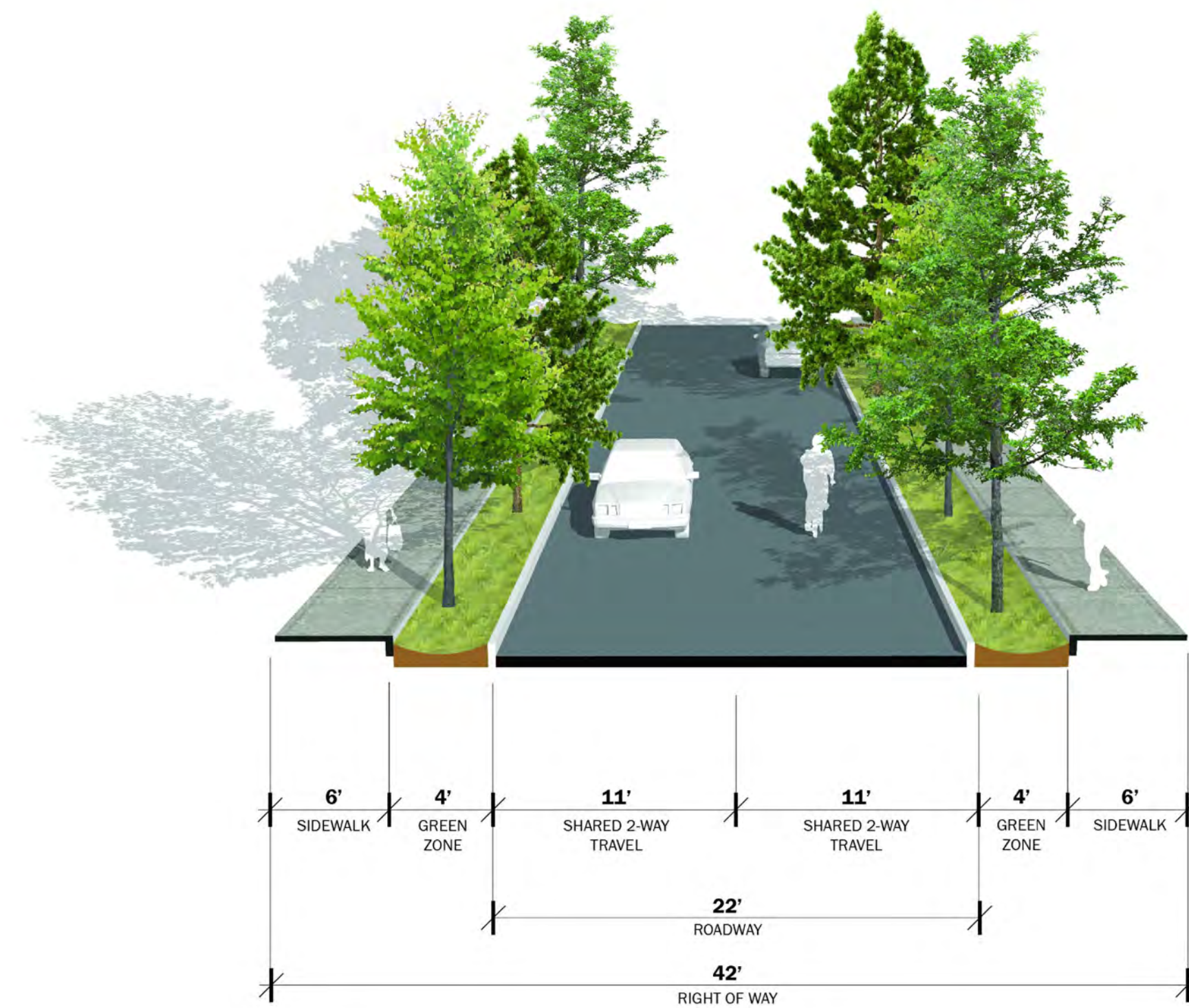
32ND AND MEEK ST.  
MILWAUKIE, OR 97222



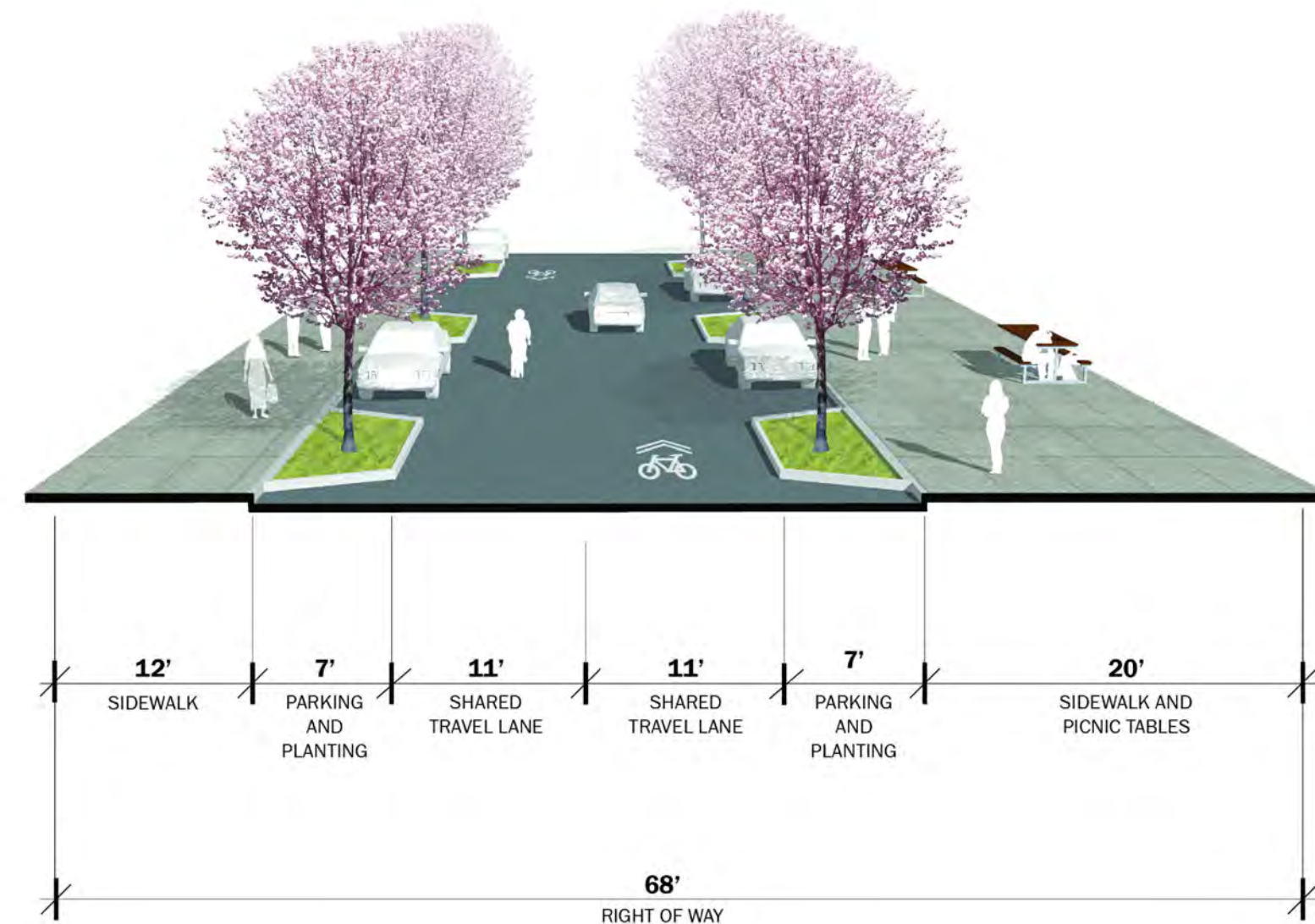
**SECTION A, TYP.**  
NEIGHBORHOOD STREET  
NOT TO SCALE



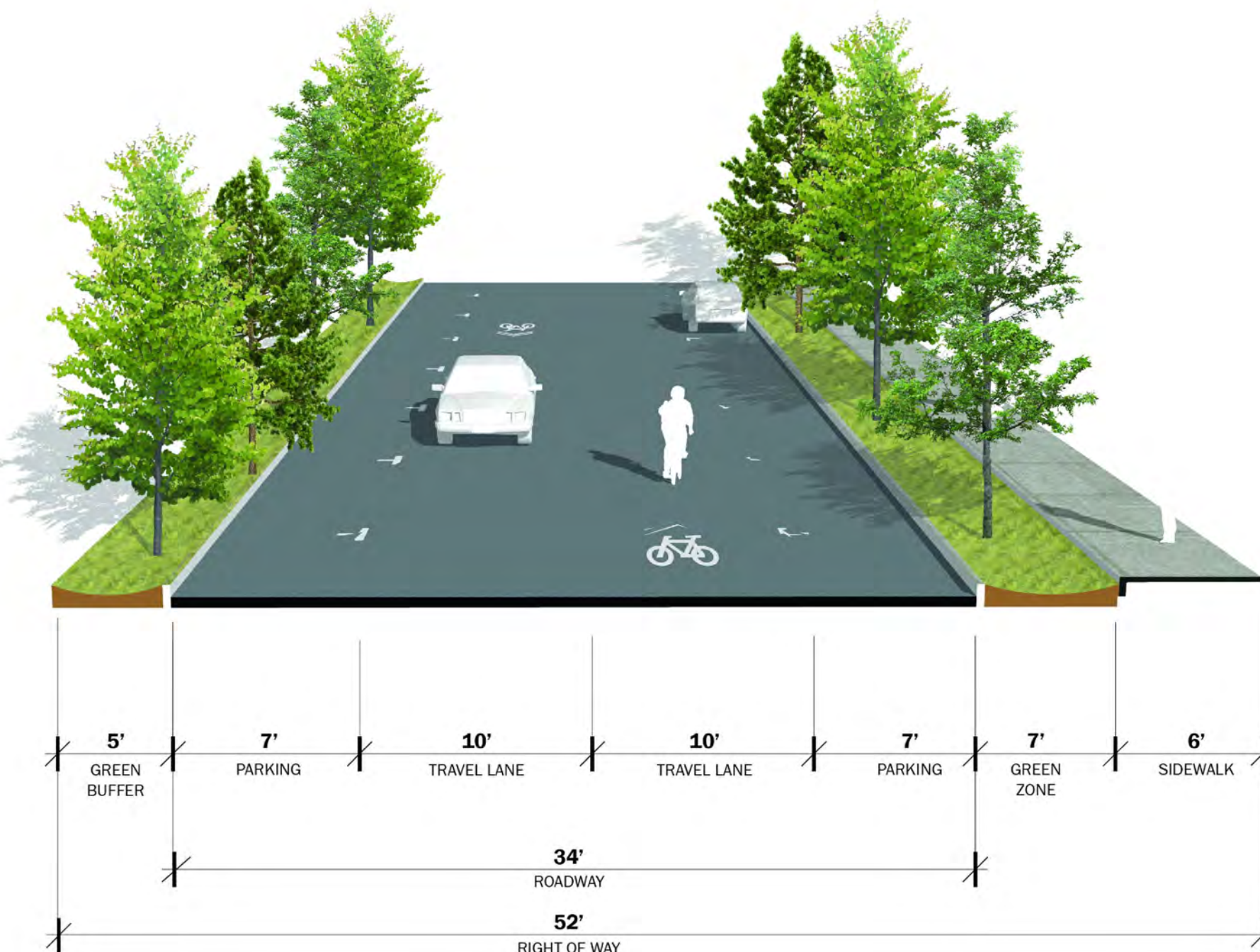
**SECTION B, TYP.**  
LOCAL STREET  
NOT TO SCALE



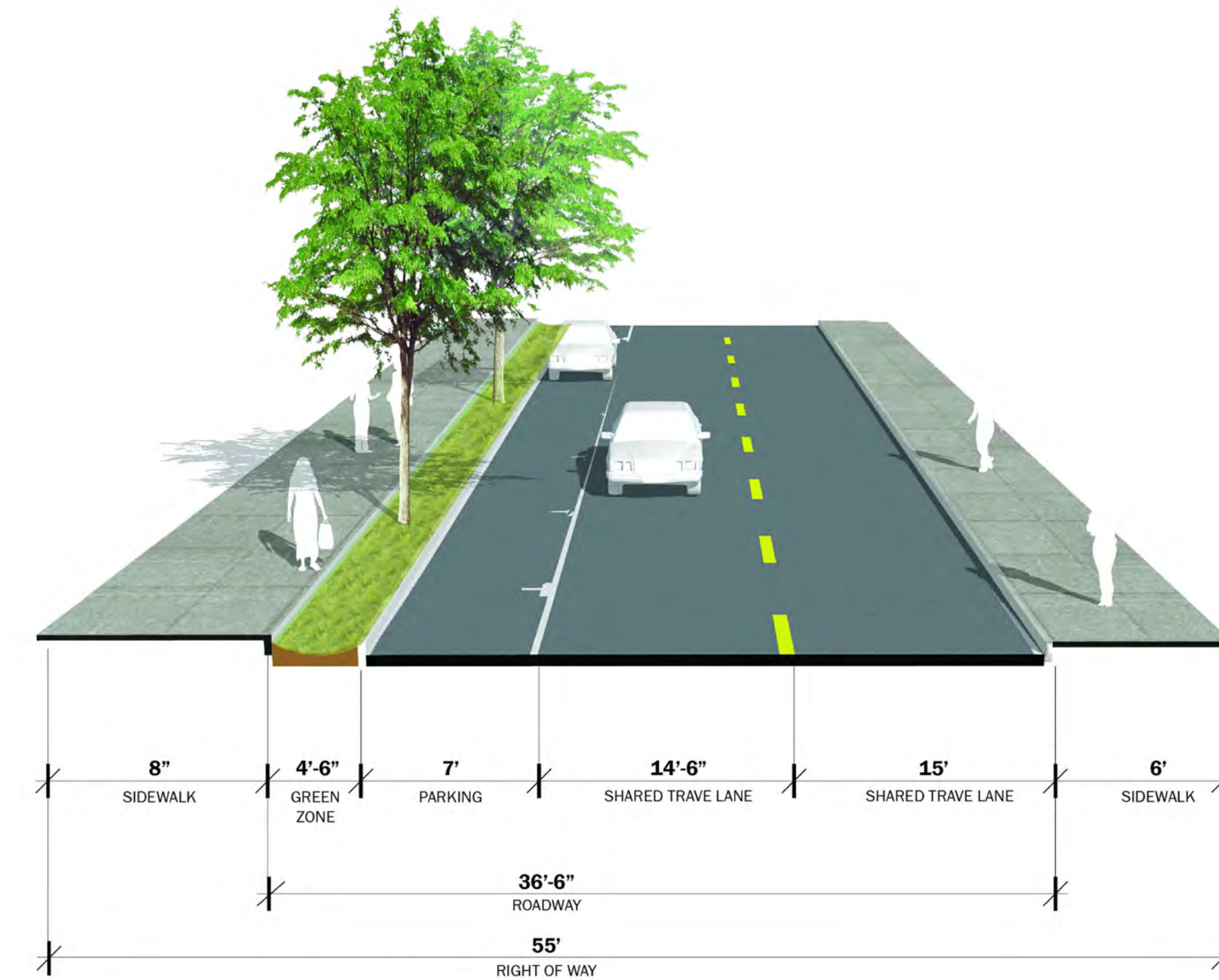
**SECTION C, TYP.**  
(SERVICE STREET)  
NOT TO SCALE



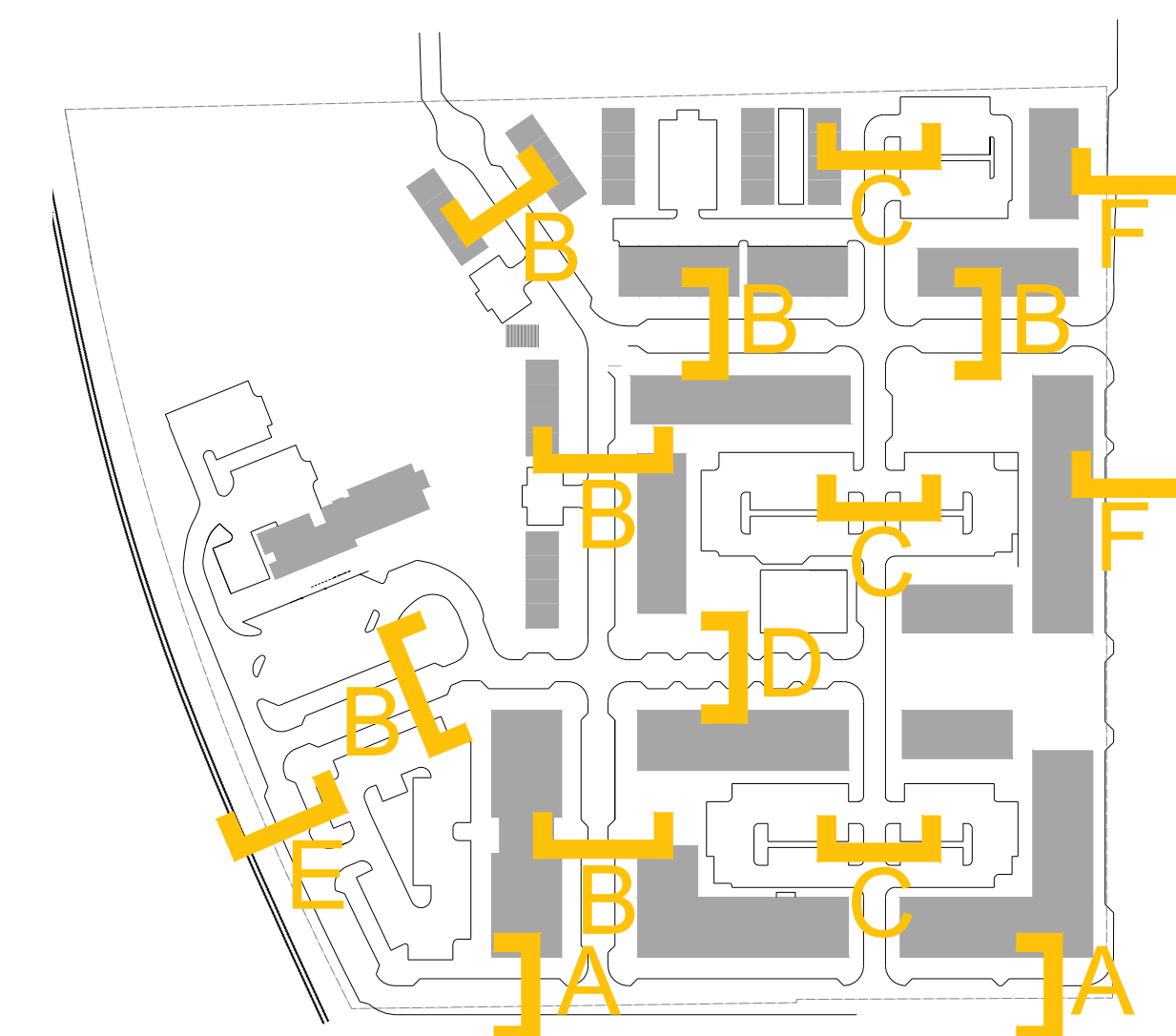
**SECTION D, TYP.**  
(LIVING STREET)  
NOT TO SCALE



**SECTION E, TYP.**  
LOCAL STREET  
NOT TO SCALE



**SECTION F, TYP.**  
COLLECTOR STREET  
NOT TO SCALE



Drawing:

SECTIONS

Job No: 20064

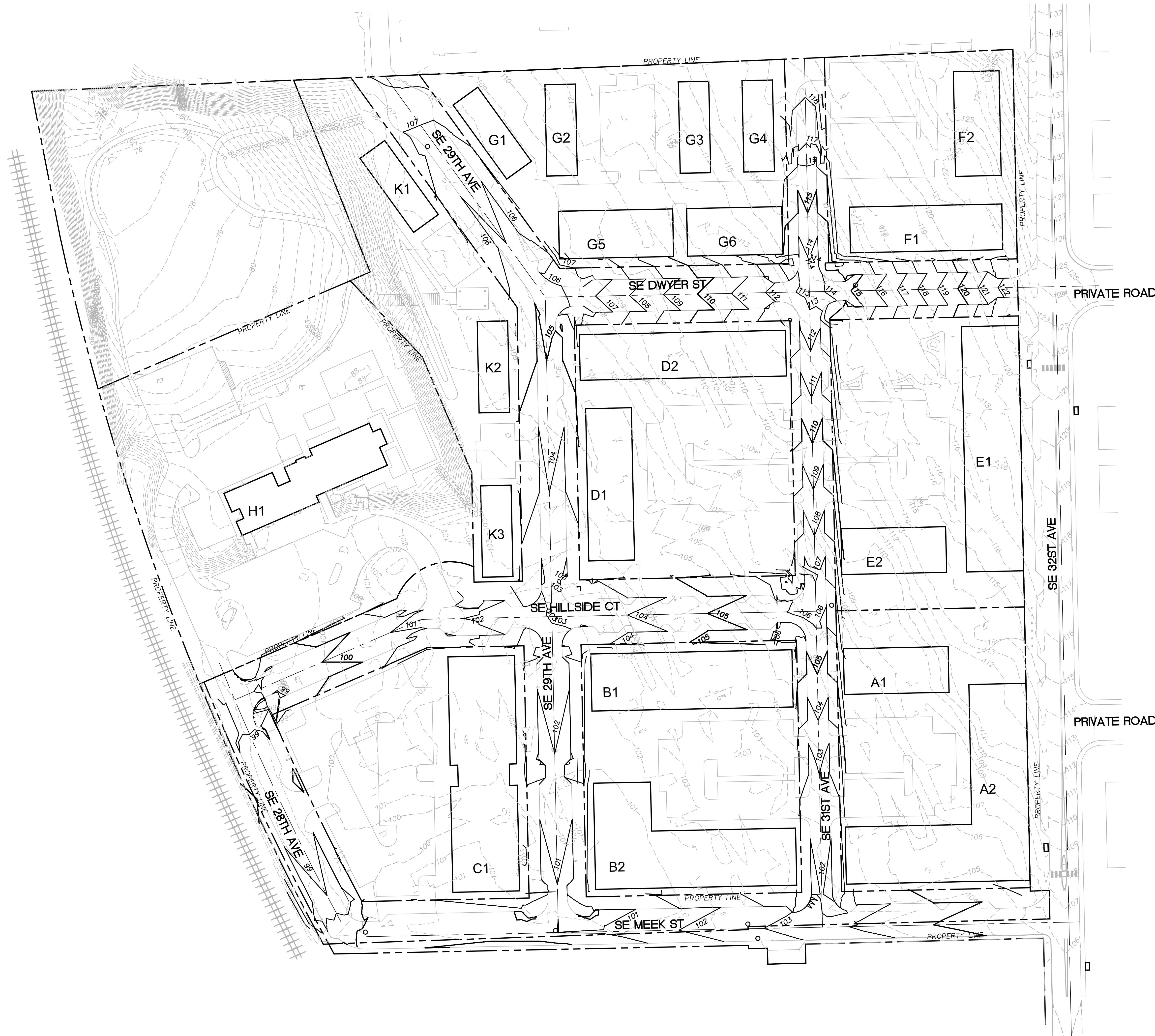
Date: 10/23/2020

Drawn By: TS/YH/SC-

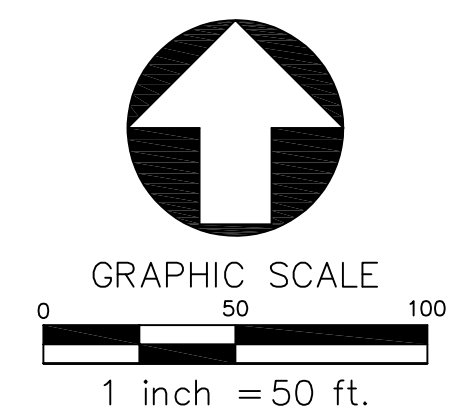
Checked By: NK/KP-

Sheet No:





**STREET PLAN**  
SCALE: 1"=50'



**GENERAL SHEET NOTES**

1. ALL CONSTRUCTION PER LATEST CITY OF MILWAUKIE PUBLIC WORKS STANDARDS.
2. PROJECTS THAT DISTURB MORE THAN 1.0 ACRES SHALL APPLY FOR NPDES 1200C EROSION CONTROL PERMIT WITH OREGON DEQ.

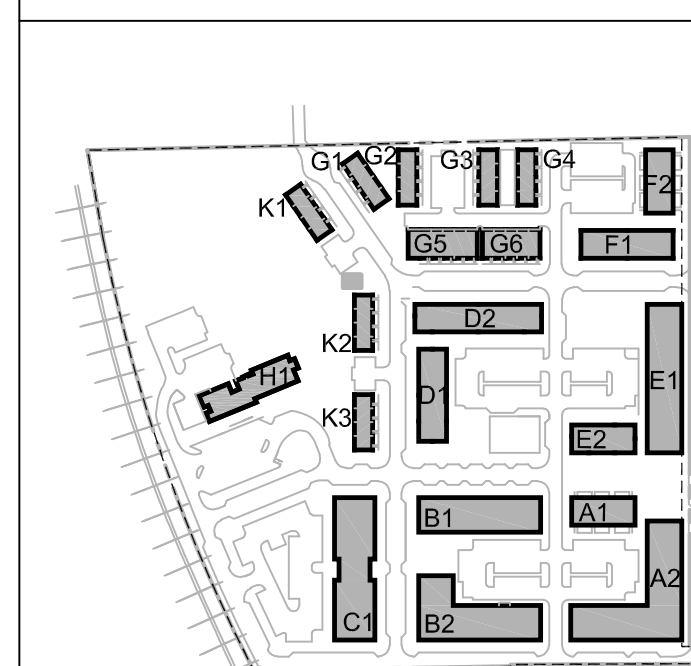
**LEGEND**

SYMBOL	DESCRIPTION
---XXX---	EXISTING CONTOUR
---XXX---	PROPOSED CONTOUR
---	SLOPE ARROW

**KEYNOTES**

1. NONE THIS SHEET.

**KEY PLAN**



**HILLSIDE MASTER PLAN**

32ND AND MEEK ST.  
MILWAUKIE, OR 97222

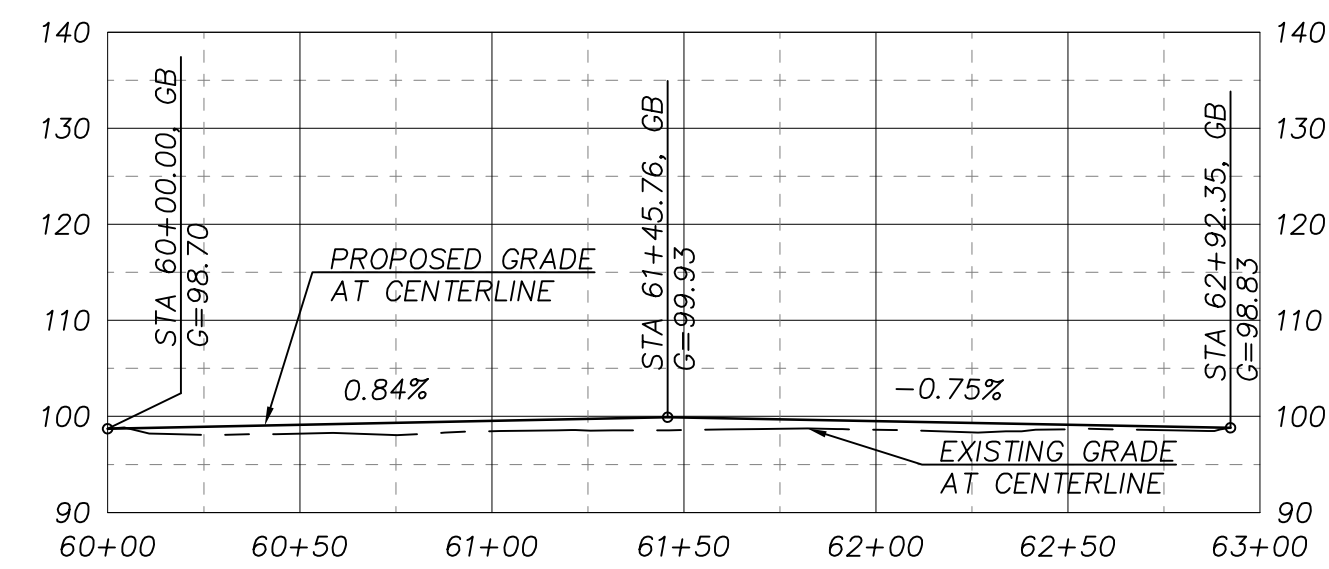


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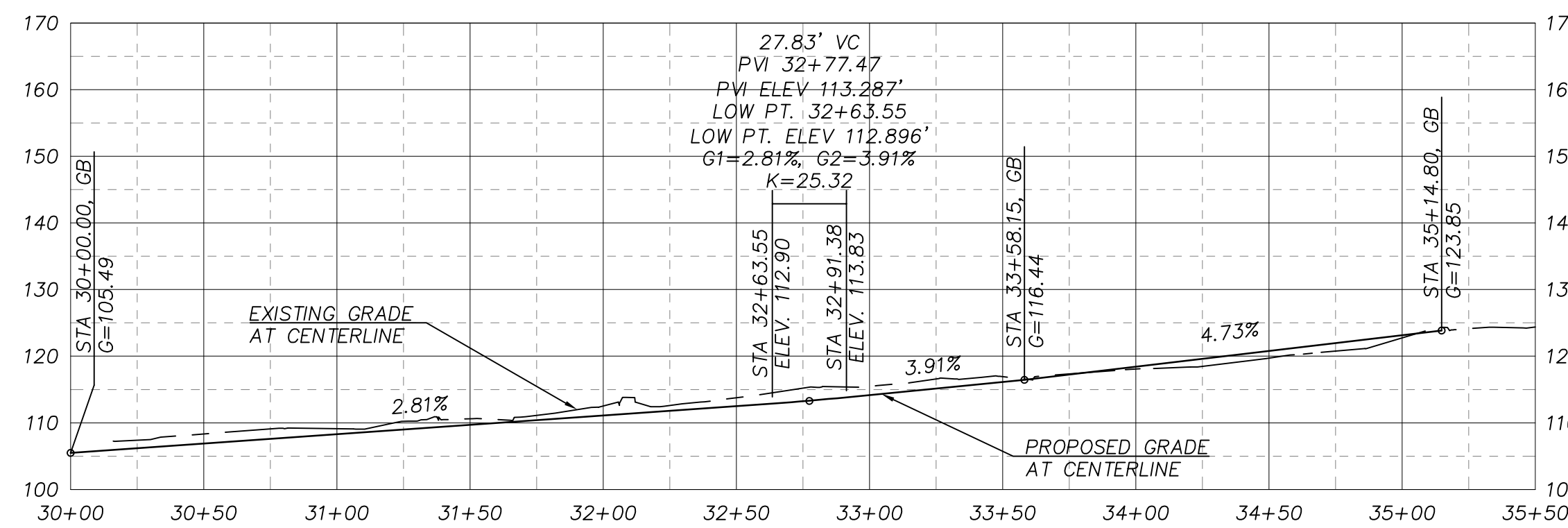
**OVERALL GRADING PLAN**

Job No: 20064  
Date: 10/23/2020  
Drawn By: -  
Checked By: -  
Sheet No:

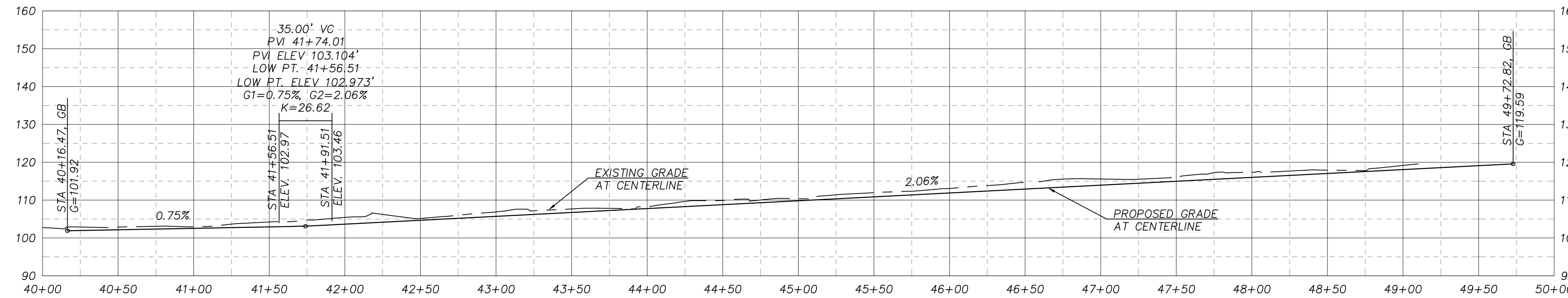




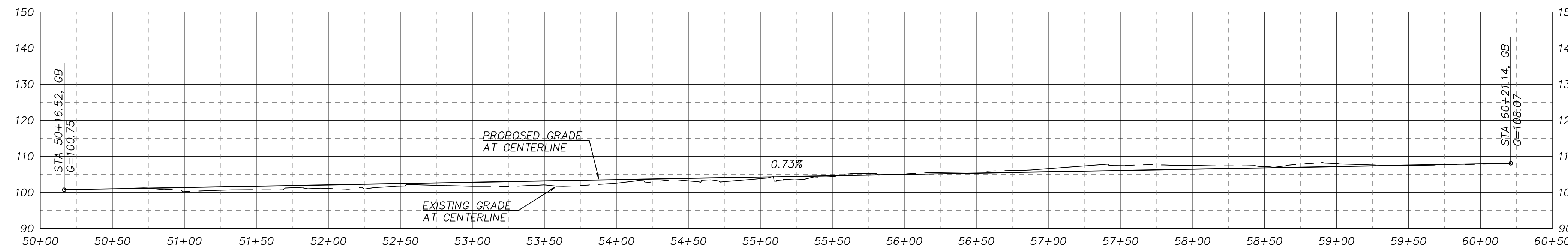
**SE 28TH AVENUE PROFILE**  
SCALE: H: 1"=50'  
V: 1"=20'



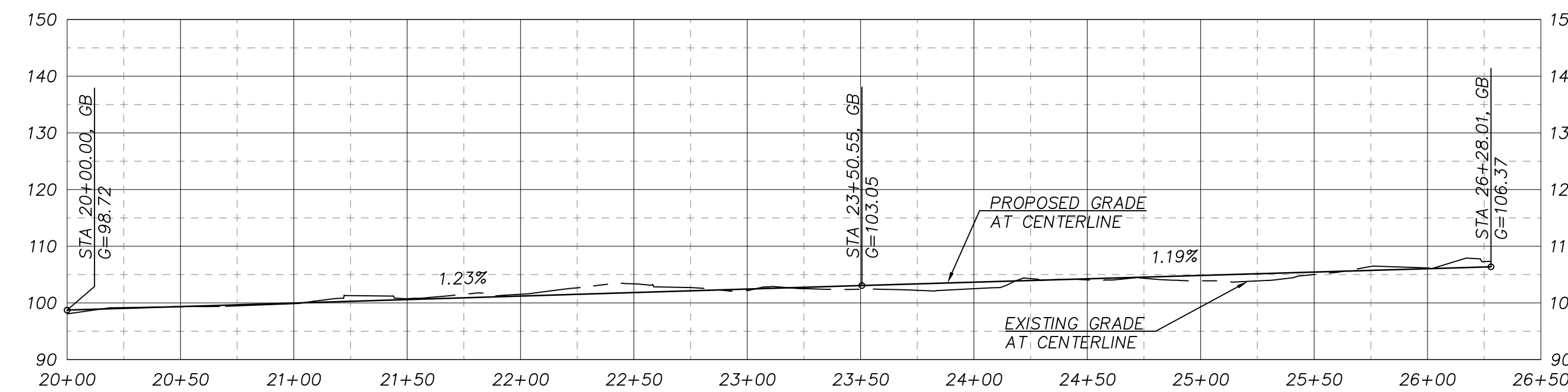
**SE DWYER STREET PROFILE**  
SCALE: H: 1"=50'  
V: 1"=20'



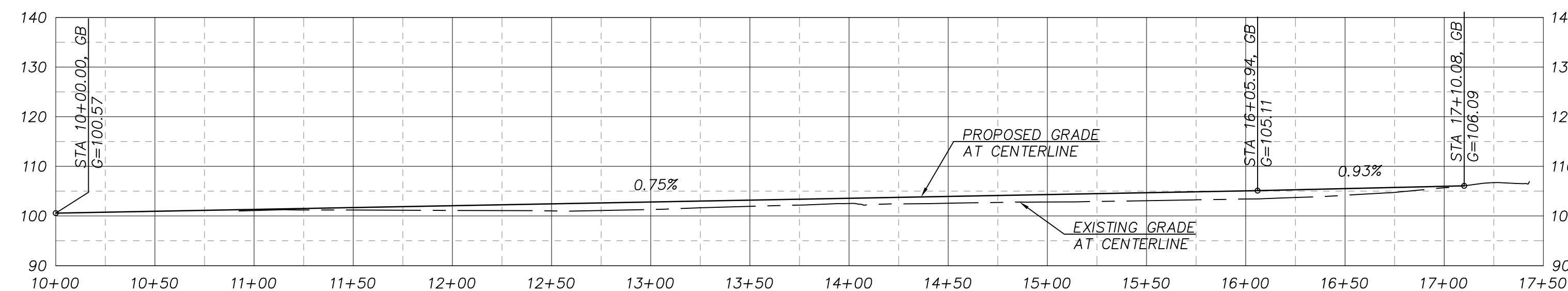
**SE 31ST AVENUE PROFILE**  
SCALE: H: 1"=50'  
V: 1"=20'



**SE 29TH AVENUE PROFILE**  
SCALE: H: 1"=50'  
V: 1"=20'



**SE HILLSIDE COURT PROFILE**  
SCALE: H: 1"=50'  
V: 1"=20'



**SE MEEK STREET PROFILE**  
SCALE: H: 1"=50'  
V: 1"=20'

## HILLSIDE MASTER PLAN

32ND AND MEEK ST.  
MILWAUKIE, OR 97222

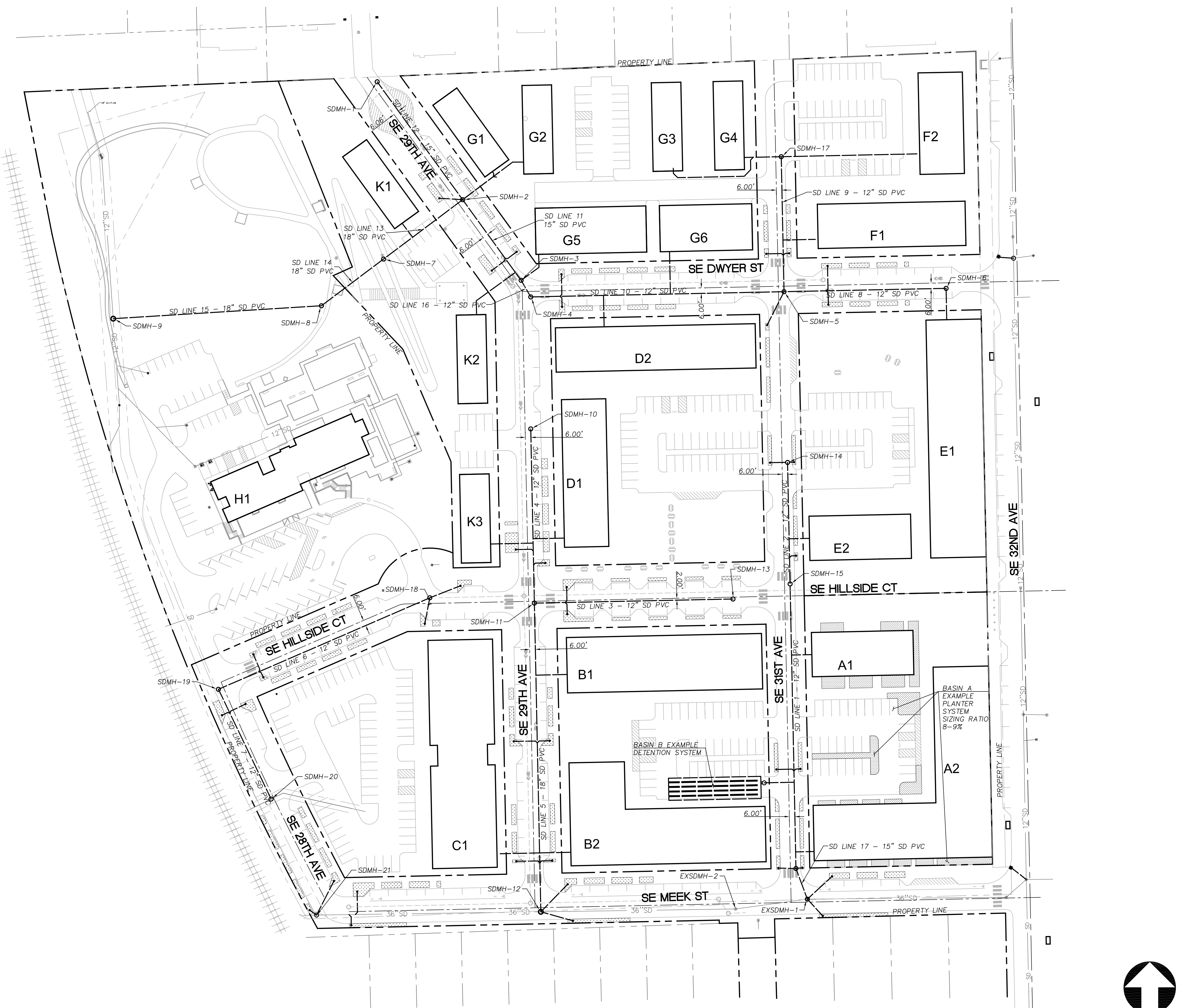


Drawing:

### STREET PROFILES

Job No: 20064  
Date: 10/23/2020  
Drawn By: -  
Checked By: -  
Sheet No:





**STORM SYSTEM PLAN**  
SCALE: 1"=50'

**GENERAL SHEET NOTES**

1. ALL CONSTRUCTION PER LATEST CITY OF MILWAUKIE PUBLIC WORKS STANDARDS.
2. STORM PIPE LESS THAN 24-INCH IN DIAMETER TO BE RIBBED PVC.
3. STORM PIPE LOCATED 5 FEET EAST OF STREET CENTERLINE WHERE POSSIBLE.
4. MINIMUM STORM PIPE COVER IS 36 INCHES.
5. EACH INDIVIDUAL LOT DEVELOPMENT SHALL MEET CURRENT CITY STORMWATER MANAGEMENT REQUIREMENTS FOR WATER QUALITY AND FLOW CONTROL.
6. ALL PUBLIC RIGHT OF WAY DEVELOPMENT IS PROPOSED TO HAVE STORMWATER MANAGEMENT MET BY SERIES OF GREEN STREET PLANTERS.

**LEGEND**

SYMBOL	DESCRIPTION
— X" SD —	EX. STORM DRAIN
— X"SD - PVC —	PROPOSED STORM DRAIN
●	EX. STORM MANHOLE
○	PROPOSED STORM MANHOLE
●	OVERFLOW DRAIN
[Pattern]	PUBLIC STORM FACILITY SIZING FACTOR 8%

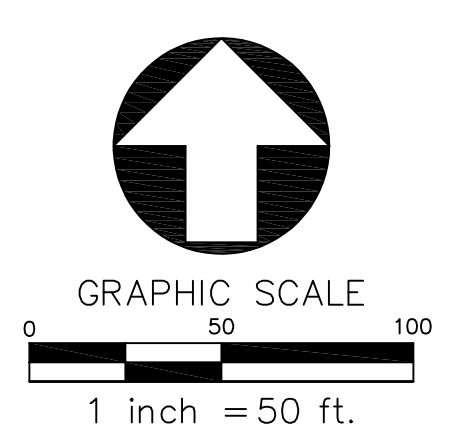
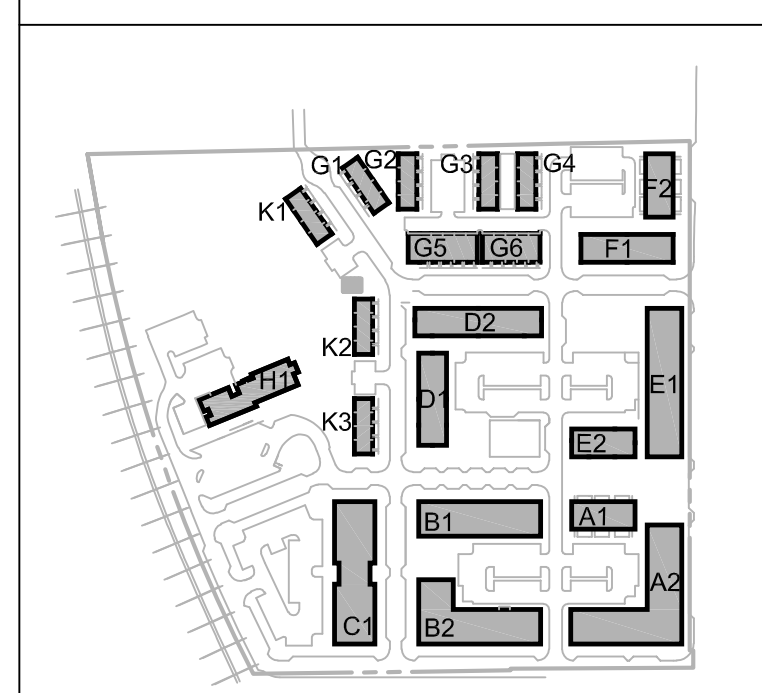
**ABBREVIATIONS**

- EX. EXISTING
- FG FINISHED GRADE
- IE INVERT ELEVATION
- LF LINEAL FEET
- MH MANHOLE
- OD OVERFLOW DRAIN
- SD STORM DRAIN

**KEYNOTES**

1. NONE THIS SHEET

**KEY PLAN**



**HILLSIDE MASTER PLAN**

32ND AND MEEK ST.  
MILWAUKIE, OR 97222



Drawing:

**STORM SEWER PLAN**

Job No: 20064  
Date: 10/23/2020  
Drawn By: -  
Checked By: -  
Sheet No:

**MP3.30**



## HILLSIDE MASTER PLAN

32ND AND MEEK ST.  
MILWAUKIE, OR 97222



Drawing:

## STORM SEWER PROFILE

Job No: 20064

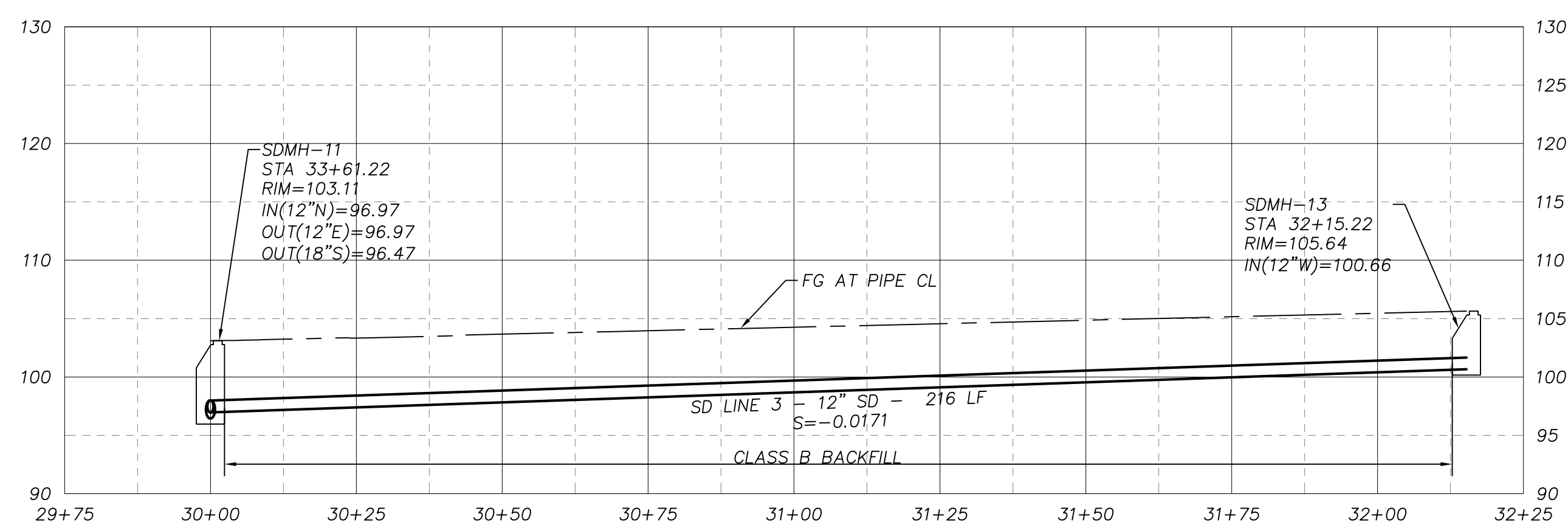
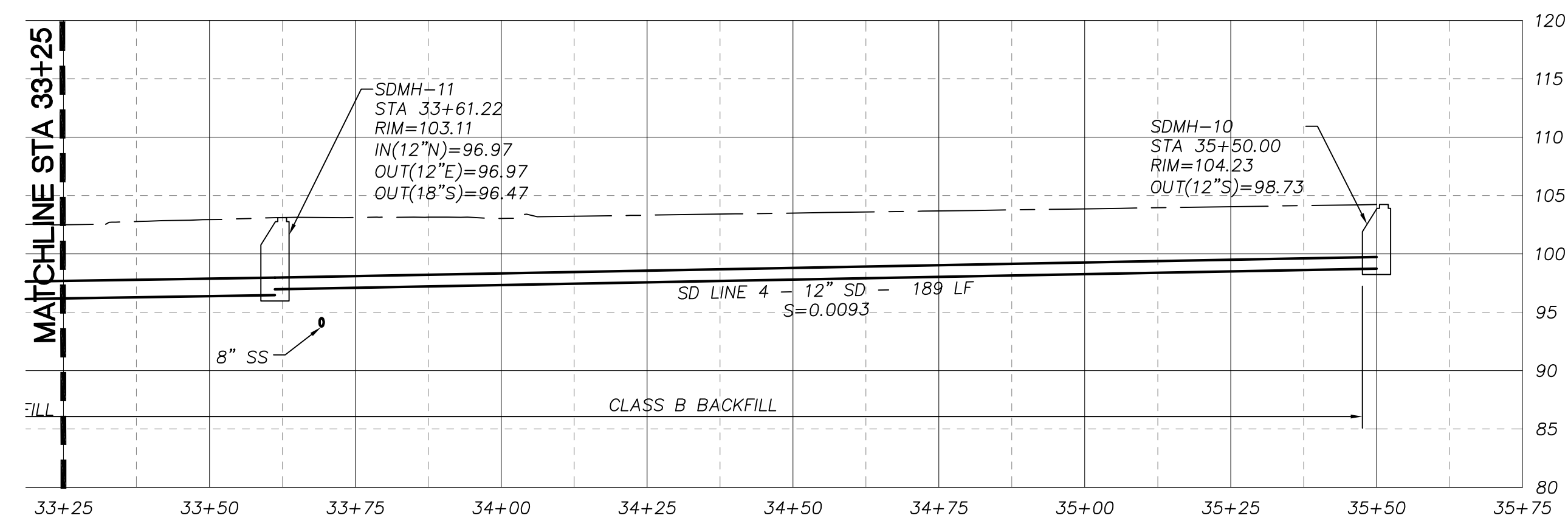
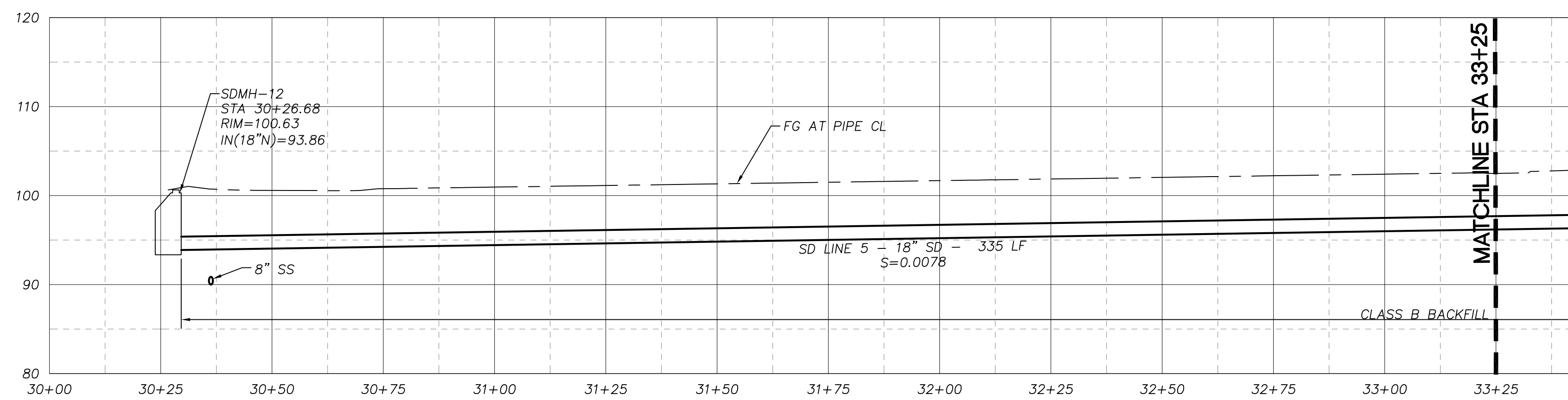
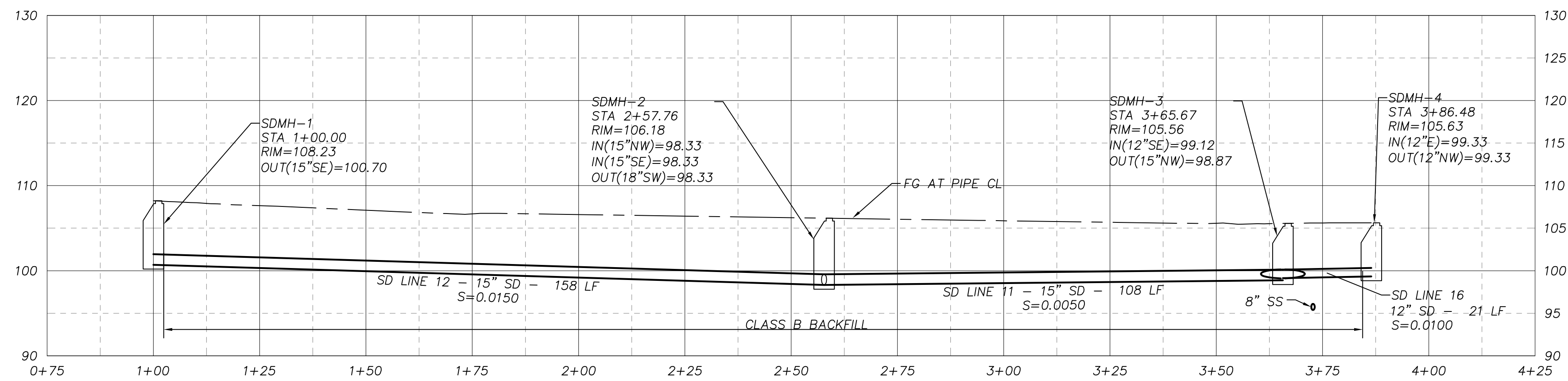
Date: 10/23/2020

Drawn By: -

Checked By: -

Sheet No:

# MP3.31





## HILLSIDE MASTER PLAN

32ND AND MEEK ST.  
 MILWAUKIE, OR 97222

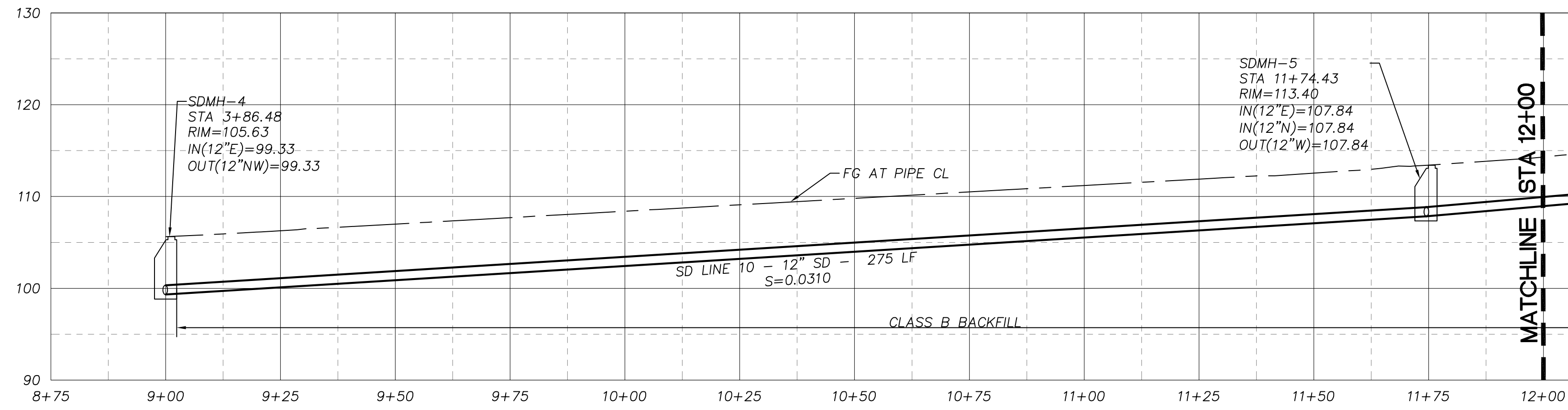


Drawing:

## STORM SEWER PROFILE

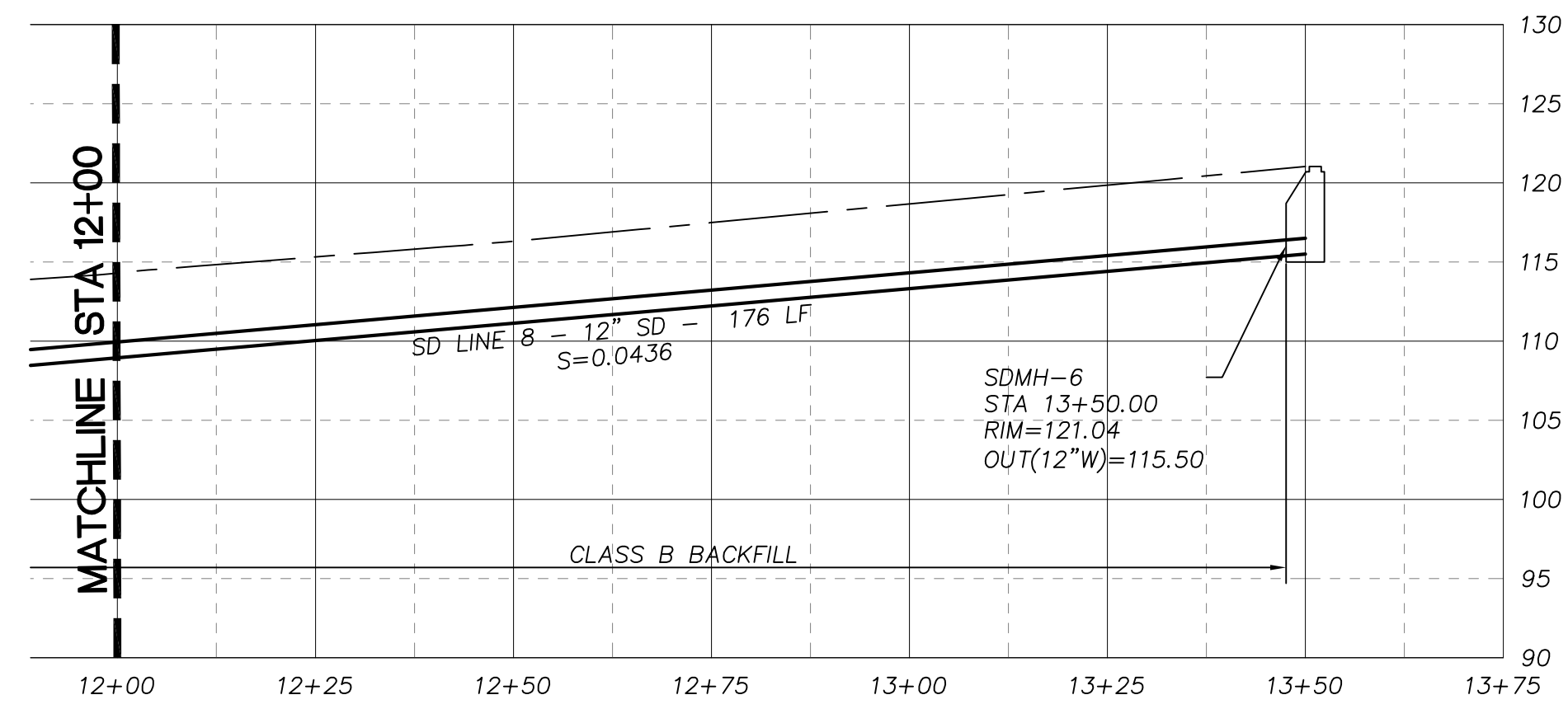
Job No: 20064  
 Date: 10/23/2020  
 Drawn By: -  
 Checked By: -  
 Sheet No:

# MP3.32



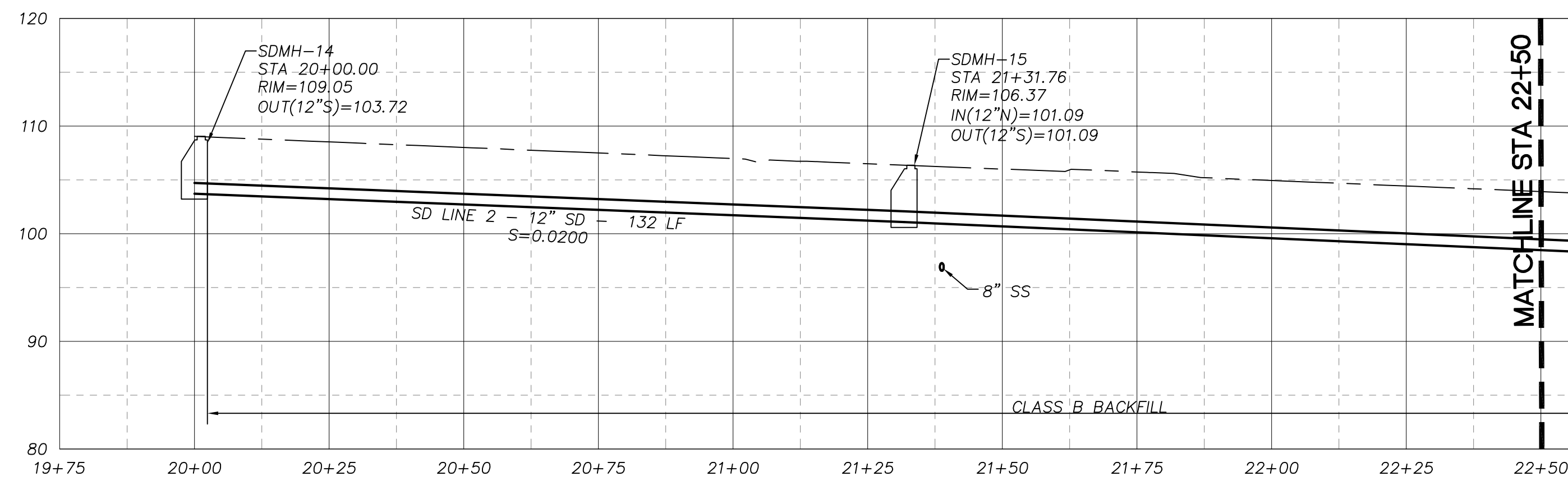
SE DWYER ST STORM SEWER PROFILE

SCALE: H: 1"=20'  
 V: 1"=10'



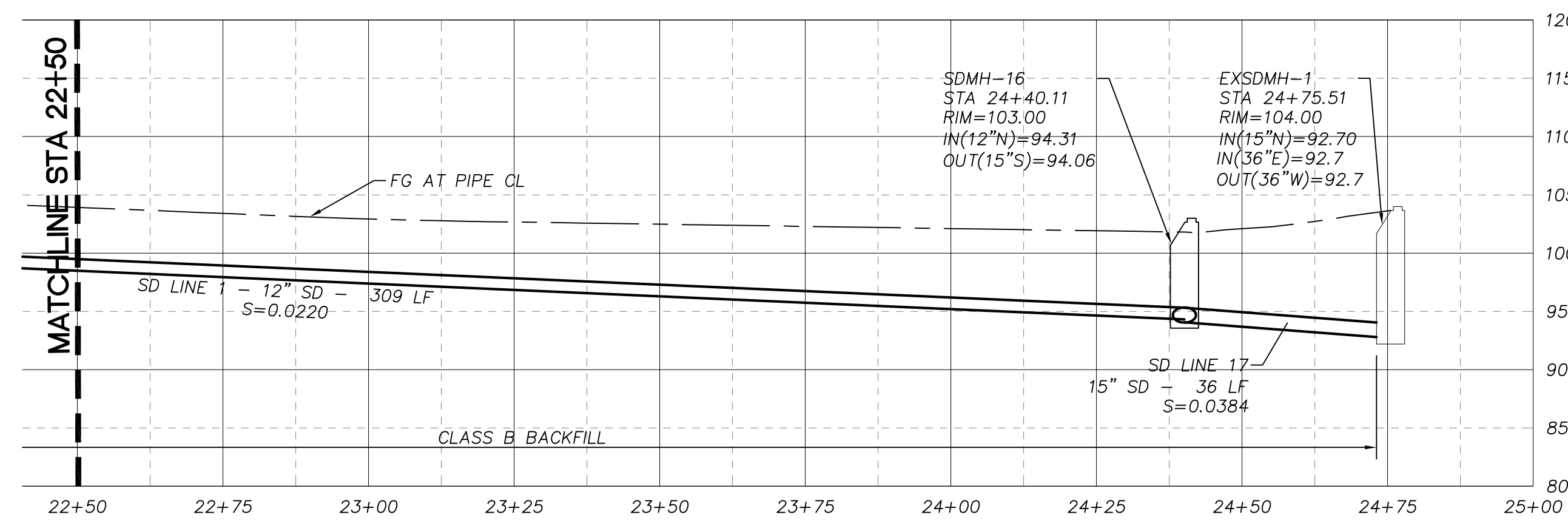
SE DWYER ST STORM SEWER PROFILE

SCALE: H: 1"=20'  
 V: 1"=10'



SE 31ST AVE STORM SEWER PROFILE

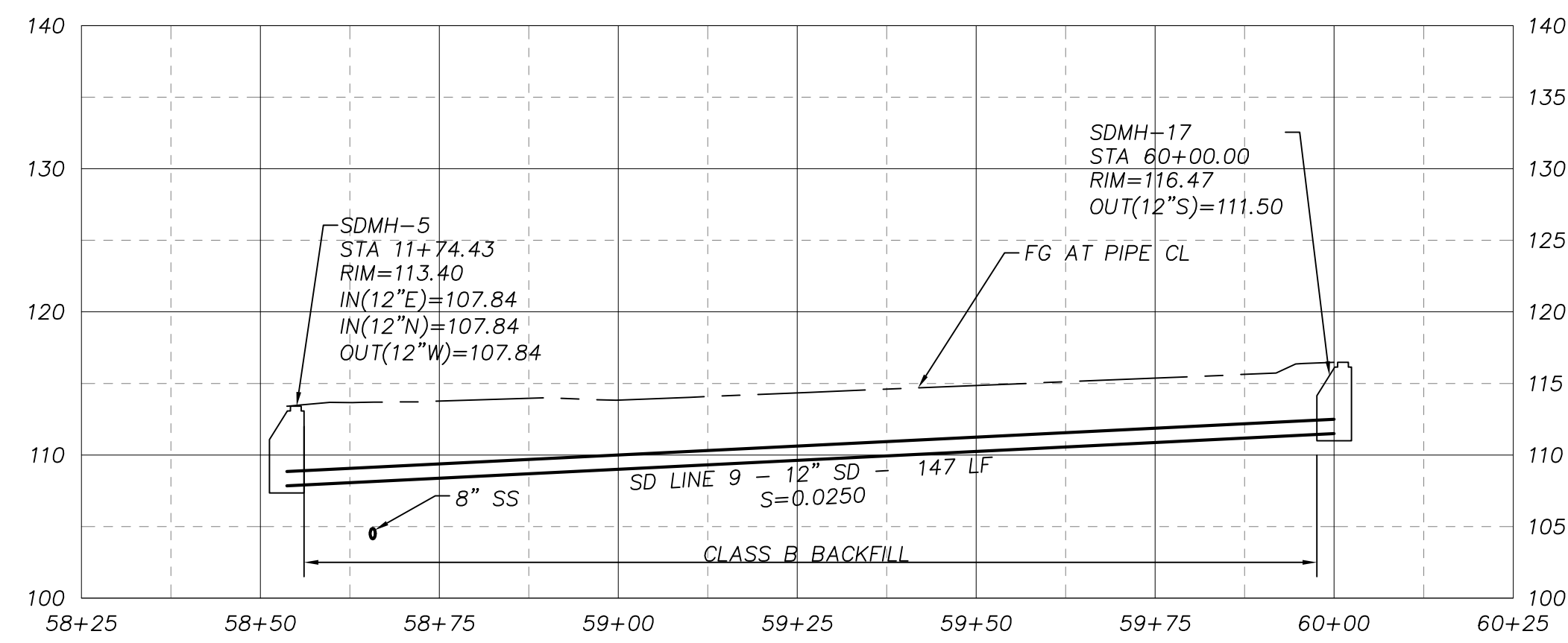
SCALE: H: 1"=20'  
 V: 1"=10'



SE 31ST AVE STORM SEWER PROFILE

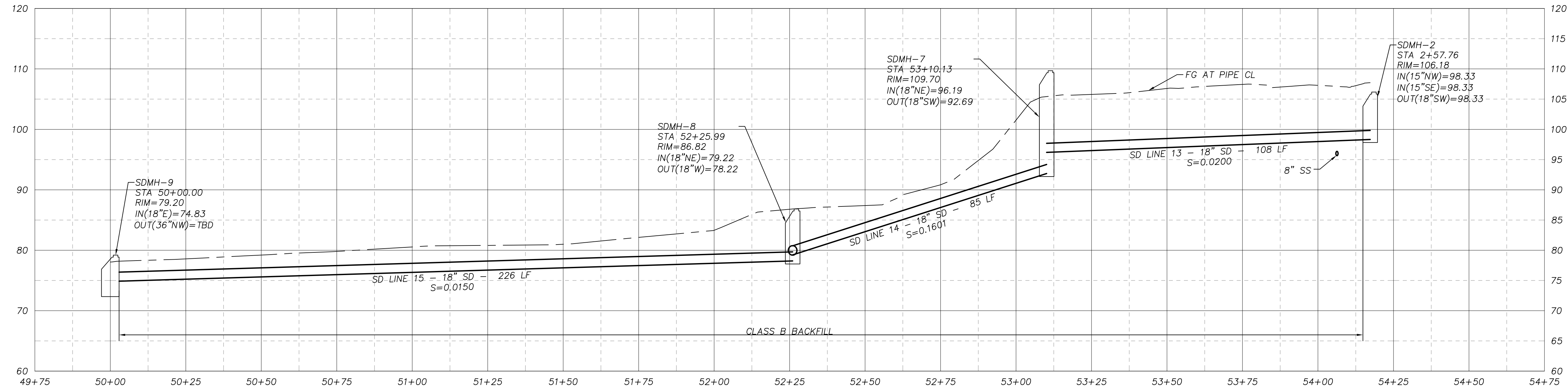
SCALE: H: 1"=20'  
 V: 1"=10'





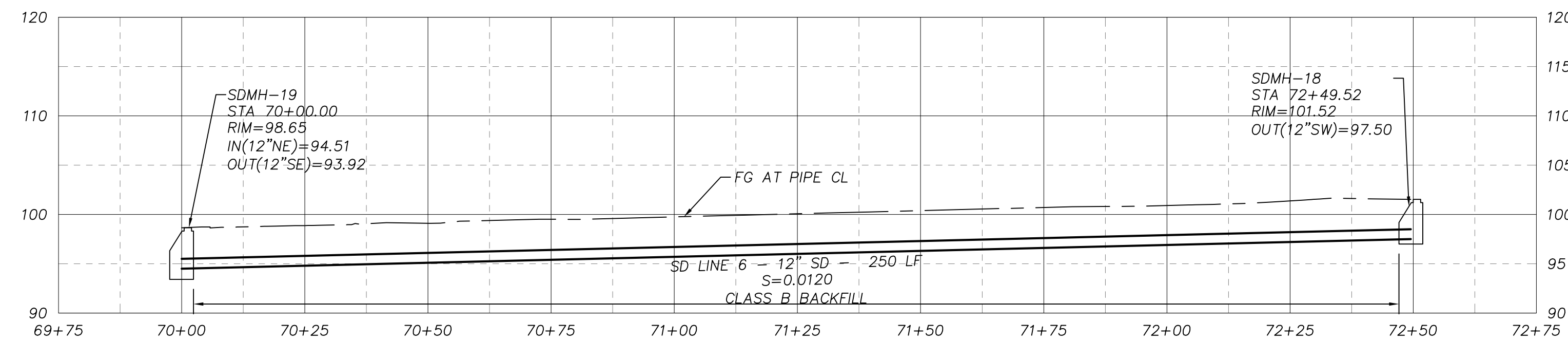
**SE 31ST AVE STORM SEWER PROFILE**

SCALE: H: 1"=20'  
V: 1"=10'



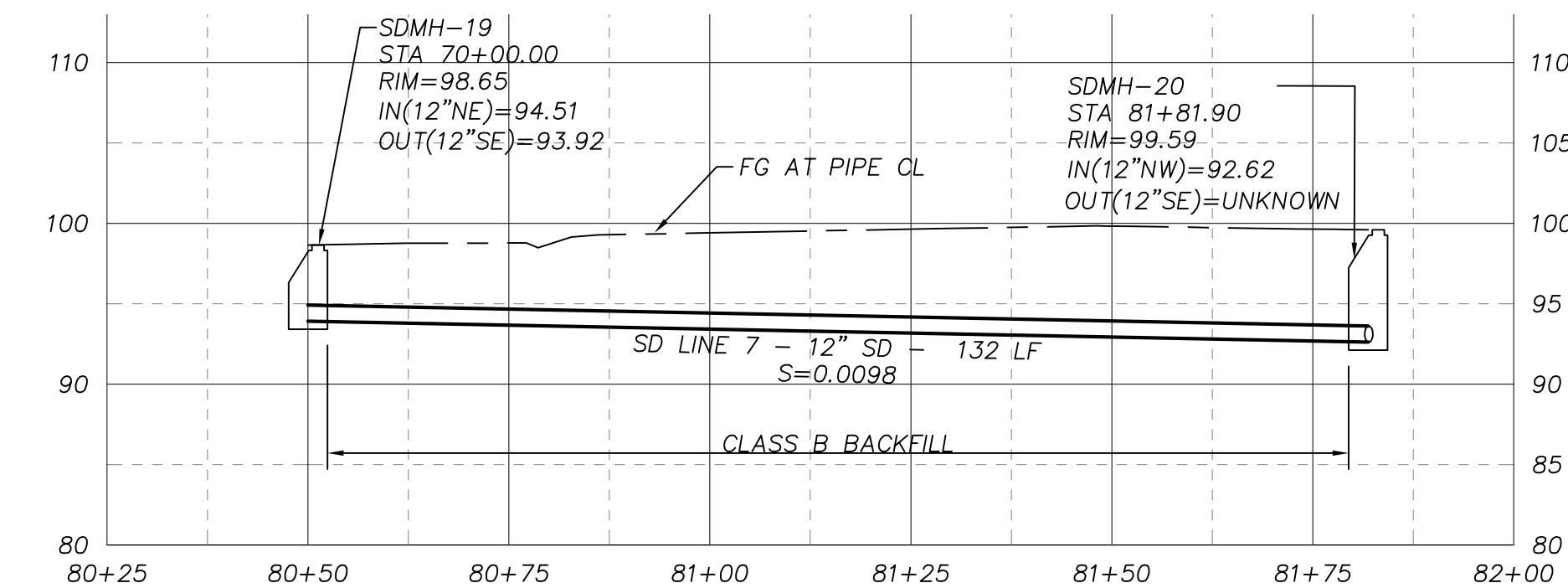
**FIELD STORM SEWER PROFILE**

SCALE: H: 1"=20'  
V: 1"=10'



**HILLSIDE CT STORM SEWER PROFILE**

SCALE: H: 1"=20'  
V: 1"=10'



**28TH AVE STORM SEWER PROFILE**

SCALE: H: 1"=20'  
V: 1"=10'

## HILLSIDE MASTER PLAN

32ND AND MEEK ST.  
MILWAUKIE, OR 97222



Drawing:

## STORM SEWER PROFILE

Job No: 20064

Date: 10/23/2020

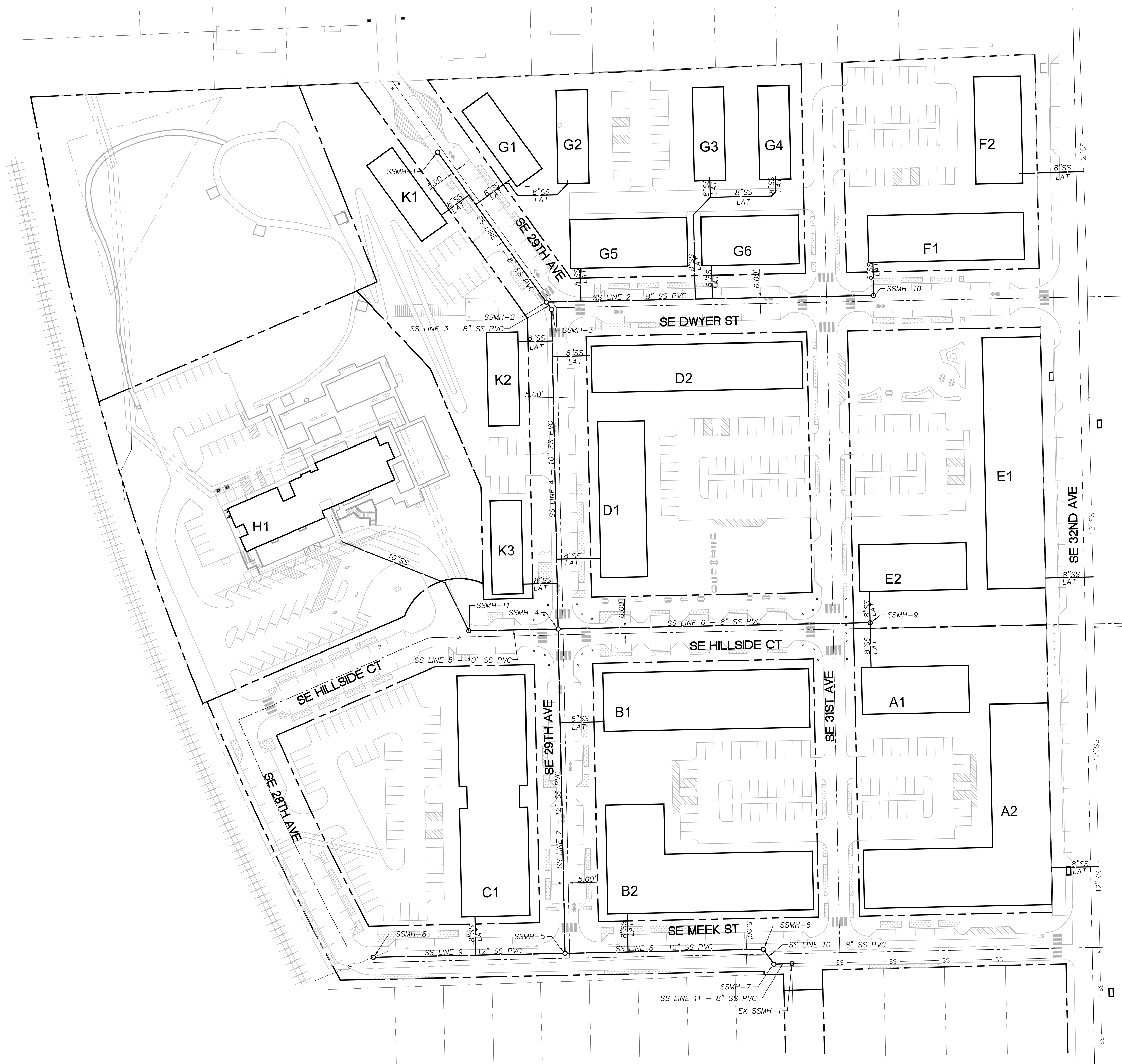
Drawn By: -

Checked By: -

Sheet No:

# MP3.33





**SANITARY SYSTEM PLAN**  
SCALE: 1"=50'

**GENERAL SHEET NOTES**

1. ALL CONSTRUCTION PER LATEST CITY OF MILWAUKIE PUBLIC WORKS STANDARDS.
2. SANITARY PIPE SHALL BE PVC (ASTM D3034).
3. SANITARY PIPE LOCATED 5 FEET NORTH OR WEST OF STREET CENTERLINE WHERE POSSIBLE.
4. MINIMUM DEPTH IS 8 FEET FOR MAINLINE AND 6 FEET FOR BUILDING SERVICE LATERALS.

**LEGEND**

SYMBOL	DESCRIPTION
—X"SS—	EX. SANITARY SEWER
—X"SS - PVC—	SANITARY SEWER
●	EX. SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE

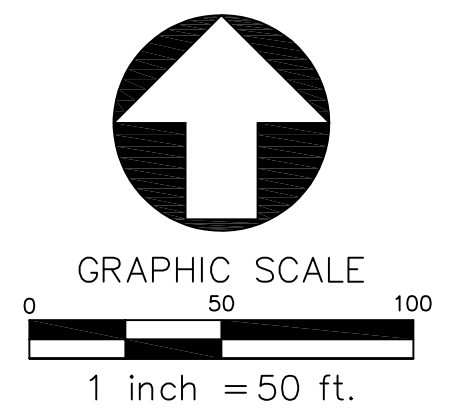
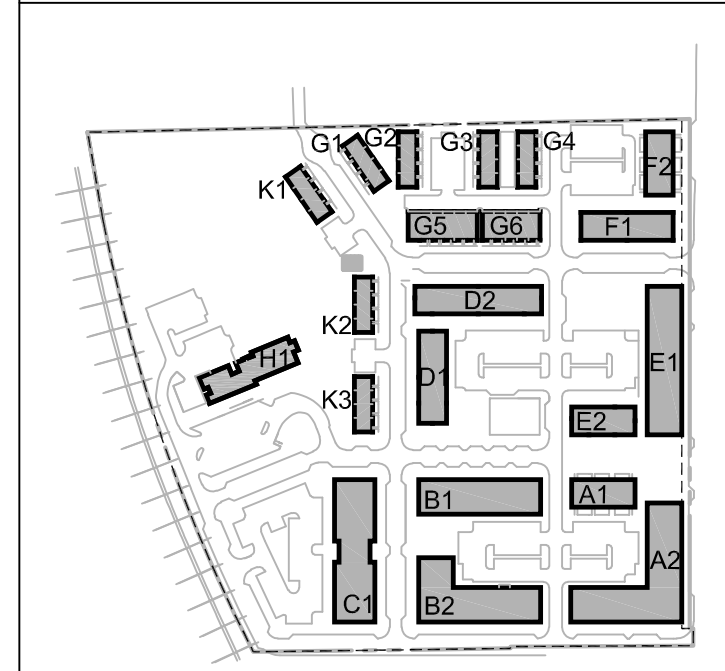
**ABBREVIATIONS**

- EX. EXISTING
- FG FINISHED GRADE
- IE INVERT ELEVATION
- LF LINEAL FEET
- MH MANHOLE
- OD OVERFLOW DRAIN
- SD STORM DRAIN
- SS SANITARY SEWER

**KEYNOTES**

1. NONE THIS SHEET

**KEY PLAN**



**HILLSIDE MASTER PLAN**

32ND AND MEEK ST.  
MILWAUKIE, OR 97222



Drawing:

**SANITARY SEWER PLAN**

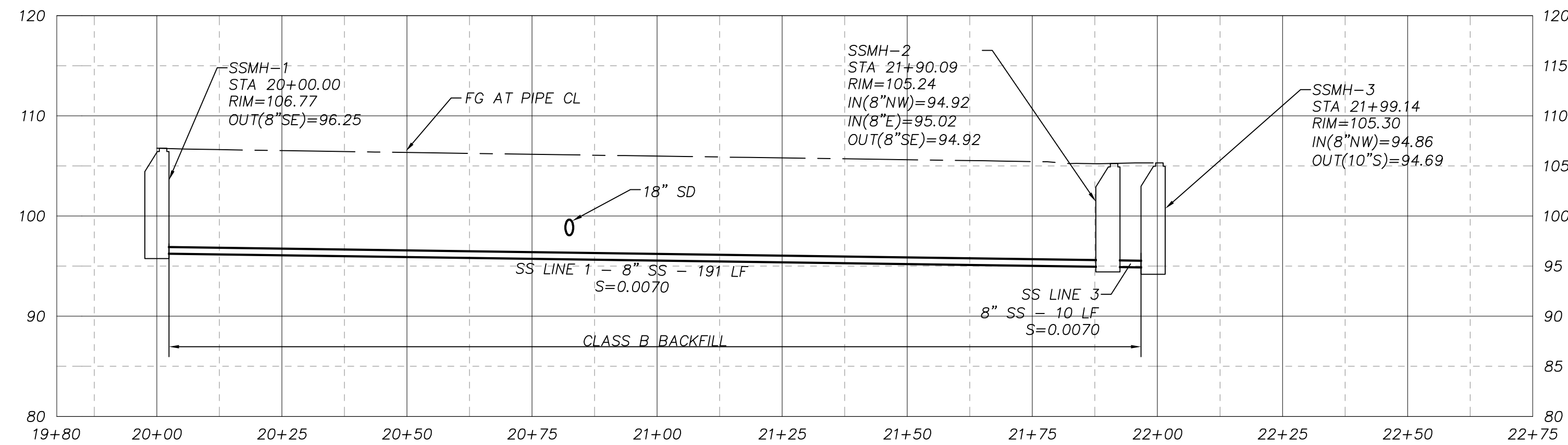
Job No: 20064  
Date: 10/23/2020  
Drawn By: -  
Checked By: -  
Sheet No:

**MP3.40**

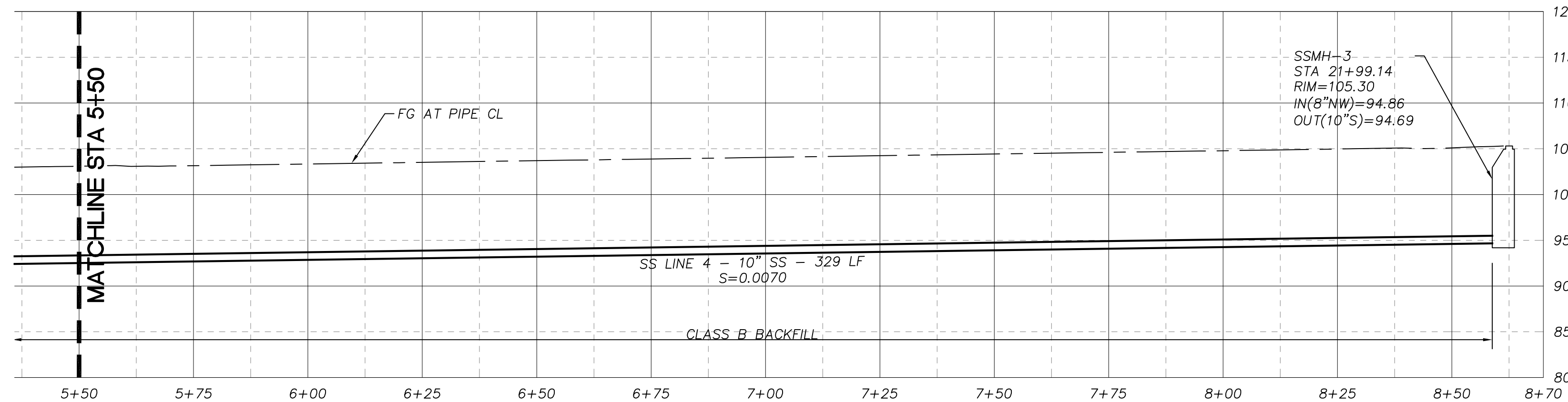


## HILLSIDE MASTER PLAN

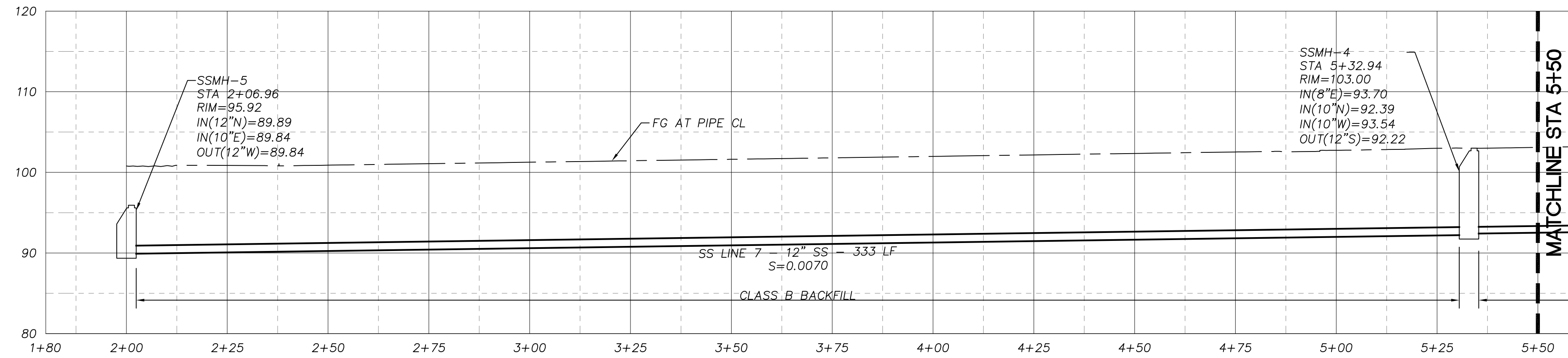
32ND AND MEEK ST.  
MILWAUKIE, OR 97222



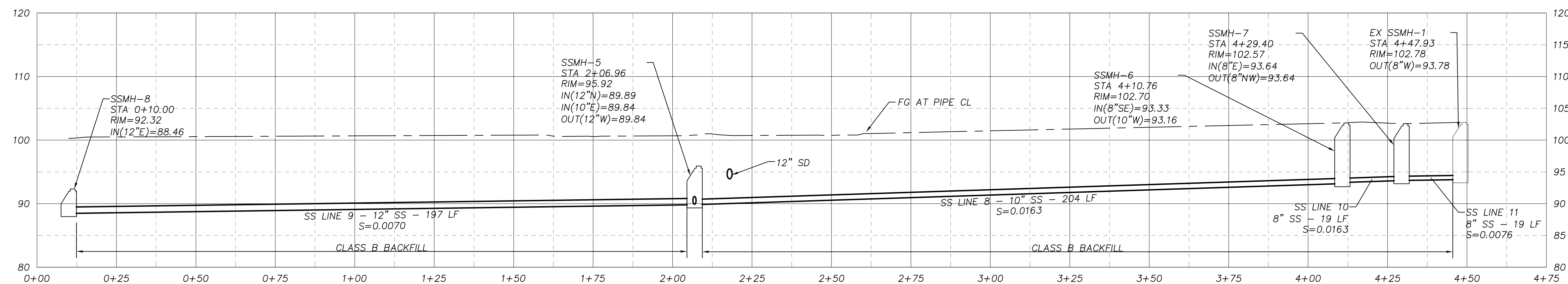
**SE 29TH ST SANITARY SEWER PROFILE**  
SCALE: H: 1"=20'  
V: 1"=10'



**SE 29TH AVE SANITARY SEWER PROFILE**  
SCALE: H: 1"=20'  
V: 1"=10'



**SE 29TH AVE SANITARY SEWER PROFILE**  
SCALE: H: 1"=20'  
V: 1"=10'



**SE MEEK ST SANITARY SEWER PROFILE**  
SCALE: H: 1"=20'  
V: 1"=10'

Drawing:

### SANITARY SEWER PROFILE

Job No: 20064

Date: 10/23/2020

Drawn By: -

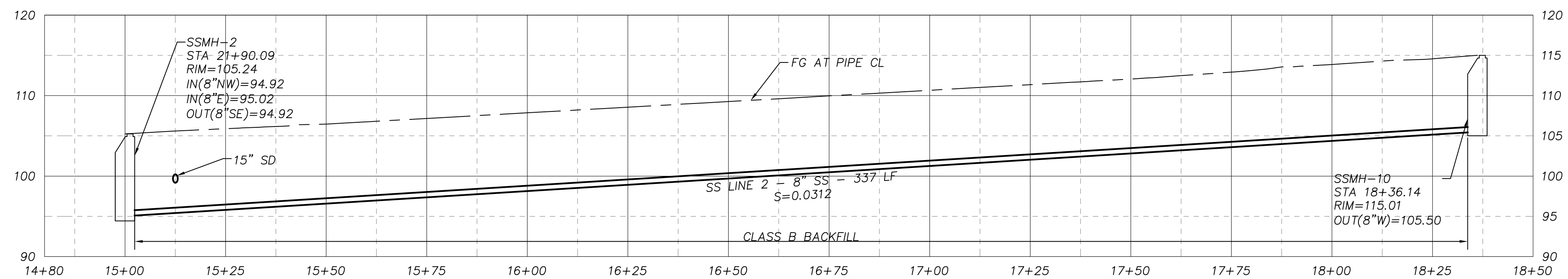
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Sheet No:

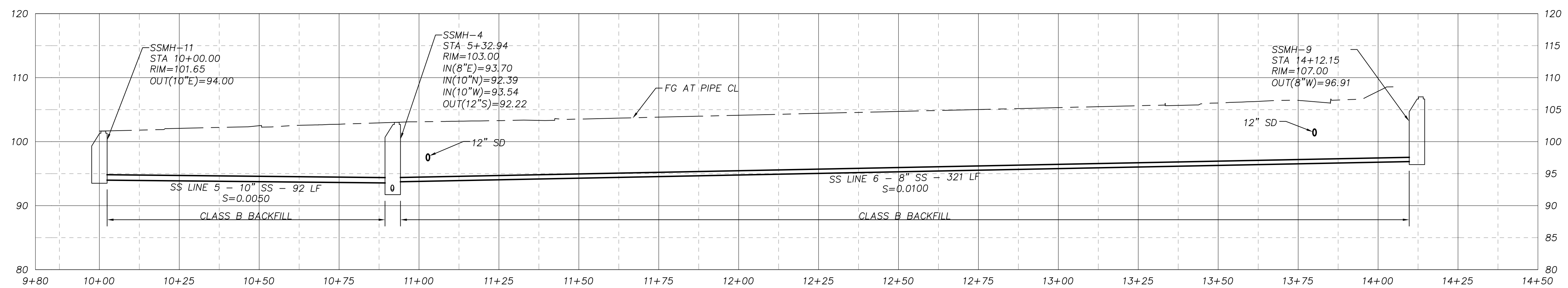


## HILLSIDE MASTER PLAN

32ND AND MEEK ST.  
MILWAUKIE, OR 97222



**SE DWYER ST SANITARY SEWER PROFILE**  
SCALE: H: 1"=20'  
V: 1"=10'



**SE HILLSIDE CT SANITARY SEWER PROFILE**  
SCALE: H: 1"=20'  
V: 1"=10'

Drawing:

### SANITARY SEWER PROFILE

Job No: 20064

Date: 10/23/2020

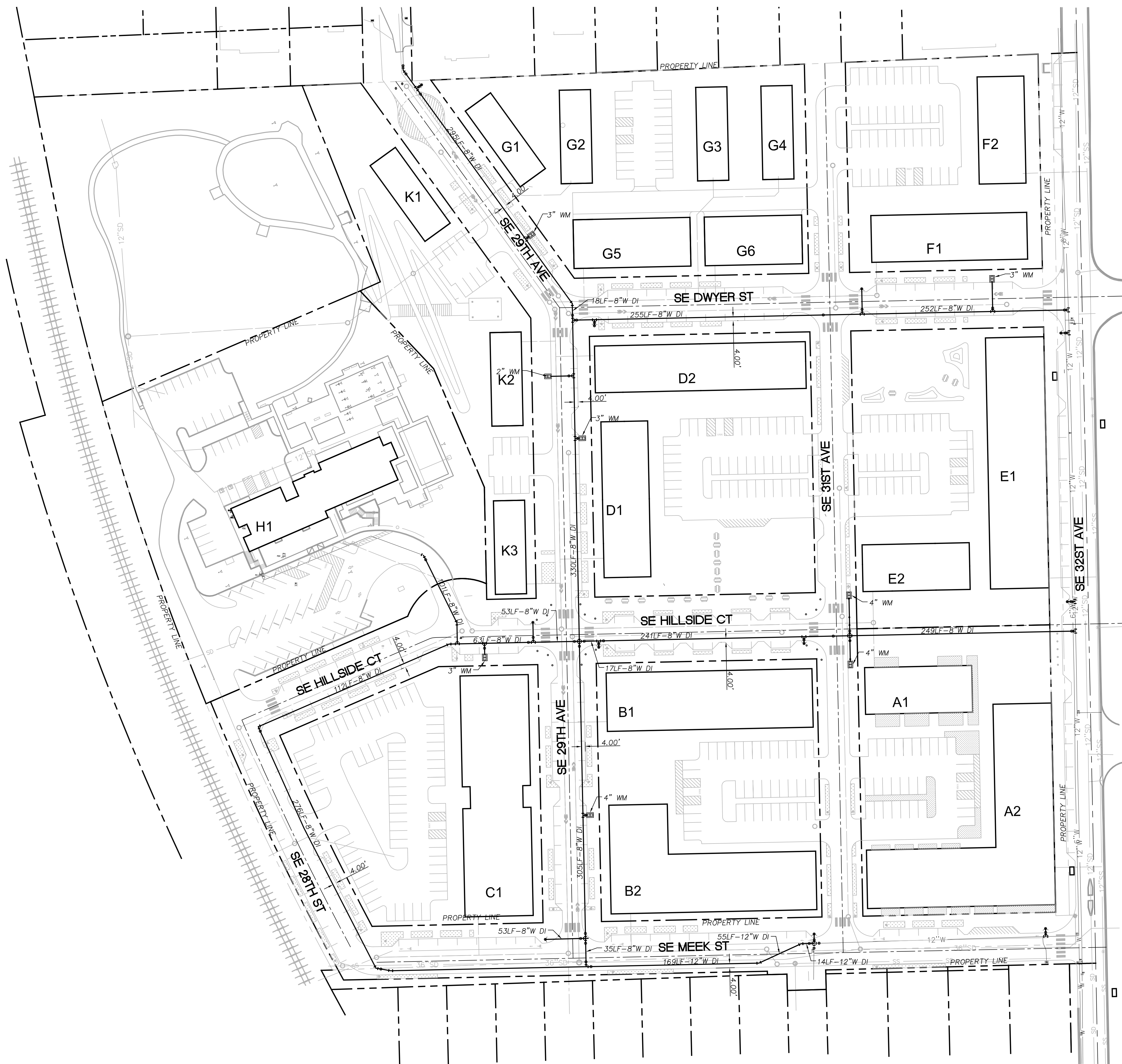
Drawn By: -

Checked By: -

Sheet No:

# MP3.42





**WATER SYSTEM PLAN**  
SCALE: 1"=50'

**GENERAL SHEET NOTES**

1. ALL CONSTRUCTION PER LATEST CITY OF MILWAUKIE PUBLIC WORKS STANDARDS.
2. ALL WATER PIPE SHALL BE DUCTILE IRON (DI), CEMENT MORTAR LINED WITH PUSH-ON MECHANICAL JOINTS.
3. ALL DUCTILE IRON FITTINGS SHALL BE PRESSURE RATED FOR 250 OR 350 PSI, AND SHALL BE FACTORY CEMENT LINED AND COATED. MINIMUM PIPE COVER IS 36-INCHES.
4. ALL VALVES 12-INCHES AND SMALLER SHALL BE GATE VALVES.

**LEGEND**

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	GATE VALVE
	PROPOSED WATERLINE
	EXISTING WATERLINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT

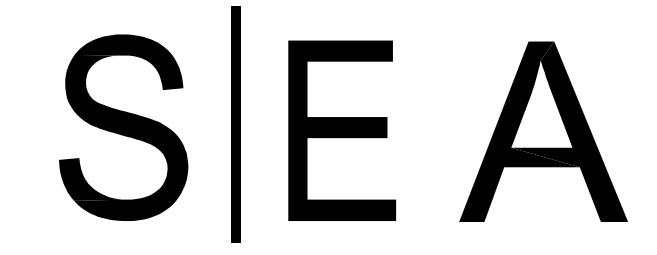
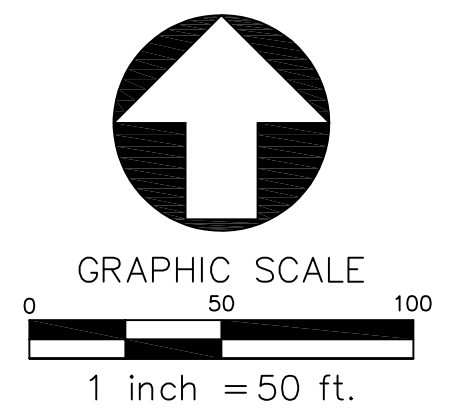
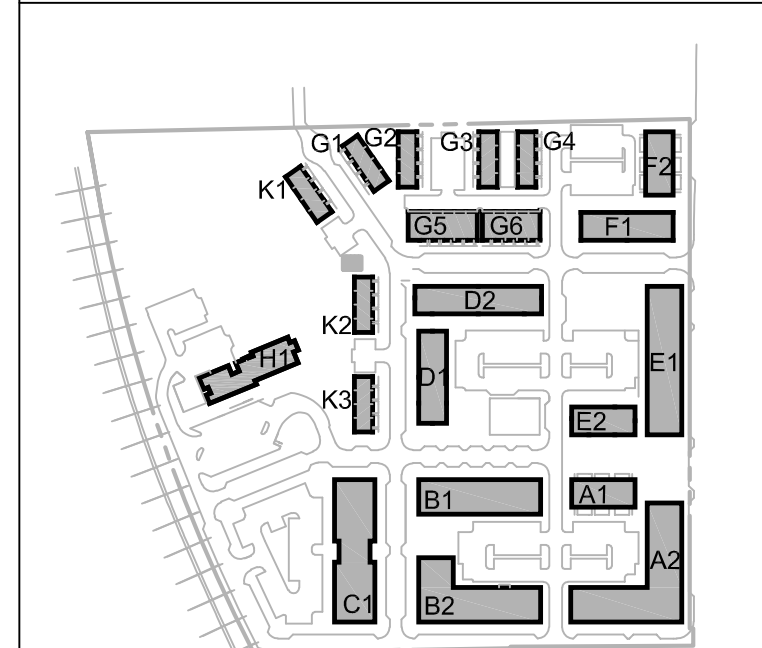
**ABBREVIATIONS**

- DI DUCTILE IRON
- LF LINEAR FEET
- W WATER
- WM WATER METER

**KEYNOTES**

1. NONE THIS SHEET.

**KEY PLAN**



SCOTT EDWARDS ARCHITECTURE LLP  
2525 E. Burnside St., Portland, OR 97214  
phone:(503) 226-3617 www.seallp.com

**HILLSIDE MASTER PLAN**

32ND AND MEEK ST.  
MILWAUKIE, OR 97222



Drawing:

**WATER SYSTEM PLAN**

Job No: 20064  
Date: 10/23/2020  
Drawn By: -  
Checked By: -  
Sheet No:

**MP3.50**





Proposed Northbound  
Left-Turn Lane

Scale 1"=50'





Proposed Northbound  
Left-Turn Lane

Scale 1"=50'