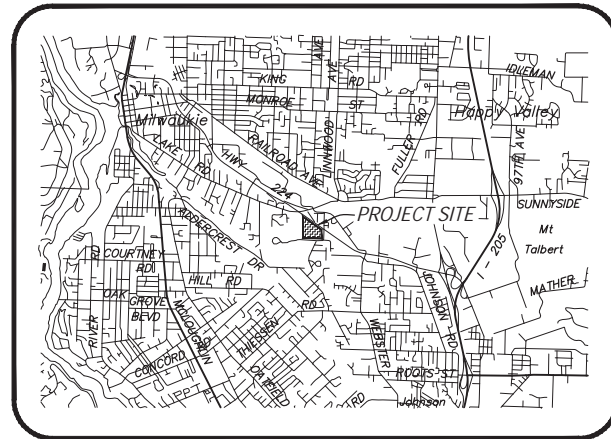


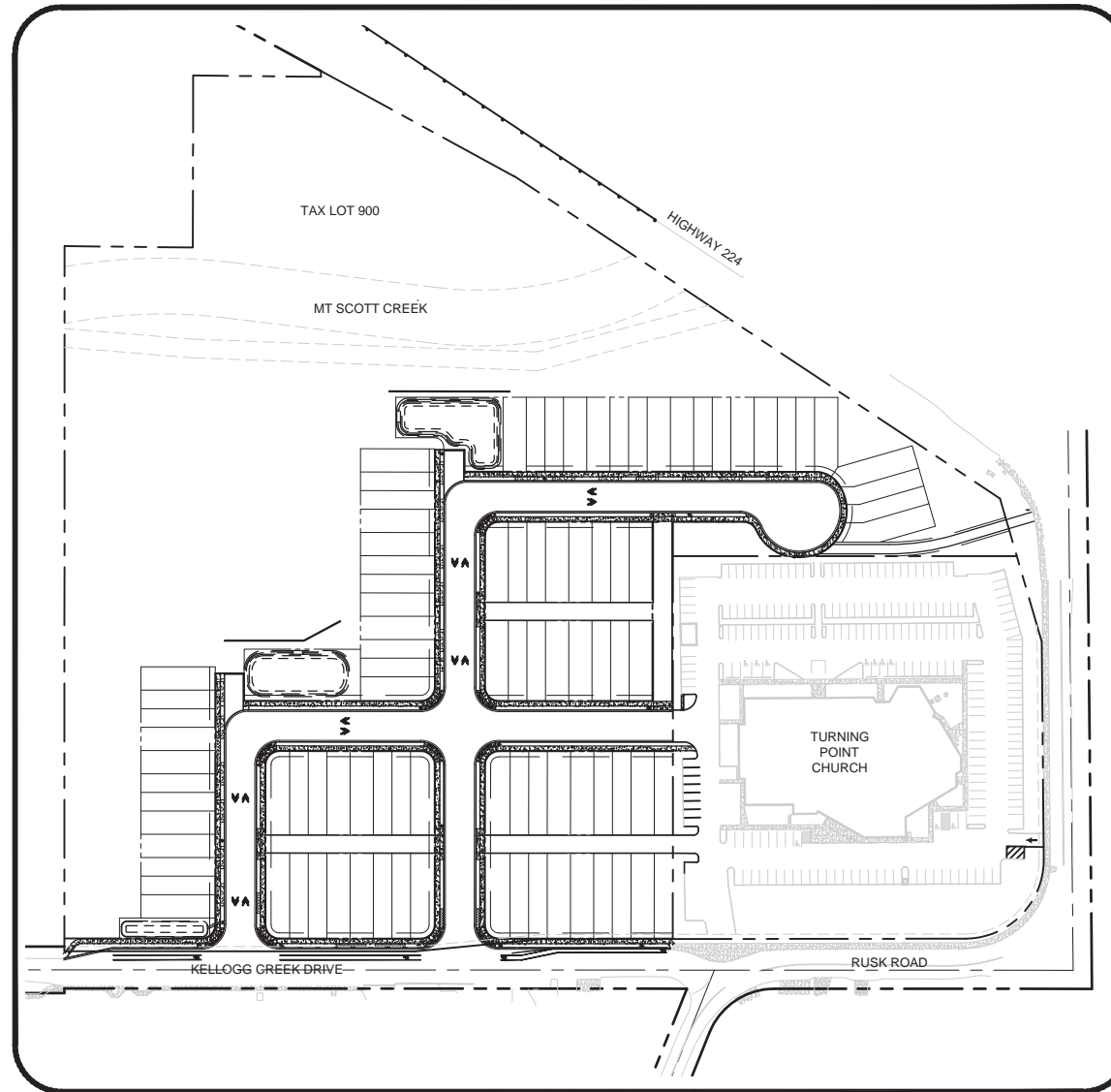
# KELLOGG CREEK

## Planned Development Subdivision Application Milwaukie, Oregon February, 2017



VICINITY MAP

SCALE: NTS



SITE MAP

SCALE: NTS



### SHEET INDEX

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6.0	FOUR-PLEX ELEVATIONS
7.0	FOUR-PLEX ELEVATIONS
7.1	FOUR-PLEX STREET SIDE ELEVATIONS

### PROJECT TEAM

#### APPLICANT/OWNER

BROWNSTONE DEVELOPMENT, INC.  
ATTN: RANDY MYERS  
47 S. STATE ST  
P.O. BOX 2375  
LAKE OSWEGO, OR 97934  
(503) 358-4460

#### CIVIL ENGINEER

DOWL  
ATTN: SCOTT EMMENS, P.E.  
720 SW WASHINGTON AVE SUITE 750  
PORTLAND OR 97205  
(971) 280-8641

#### LAND USE PLANNER

DOWL  
ATTN: SERAH BREAKSTONE  
720 SW WASHINGTON AVE SUITE 750  
PORTLAND OR 97205  
(971) 280-8641

#### LANDSCAPE ARCHITECT

DOWL  
ATTN: PAT GAYNOR, PLA  
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PORTLAND OR 97205  
(971) 280-8641

#### SURVEYOR

TERRACALC LAND SURVEYING, INC.  
ATTN: DARREN HARR, PLS  
1615 N.E. MILLER STREET  
MCMINNVILLE, OR 97128  
OFFICE: (503) 857-0935

#### TRAFFIC ENGINEER

KITTELSON & ASSOCIATES, INC.  
ATTN: ZACHARY HOROWITZ, P.E.  
610 SW ALDER STREET, SUITE 700  
PORTLAND, OR 97205  
503-228-5230

#### ENVIRONMENTAL

PACIFIC HABITAT SERVICES  
ATTN: JOHN VAN STAVEREN  
9450 SW COMMERCE CIRCLE, SUITE 180  
WILSONVILLE, OR 97070  
(503) 570-0800

#### GEOTECHNICAL ENGINEER

GEO CONSULTANTS NORTHWEST  
ATTN: BRAD HUPY, P.E., G.E.  
824 SE 12TH AVE  
PORTLAND, OR 97214  
(503) 616-9425



KELLOGG CREEK SUBDIVISION

COVER SHEET

BROWNSTONE DEVELOPMENT  
MILWAUKIE, OREGON

SE1/7 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901

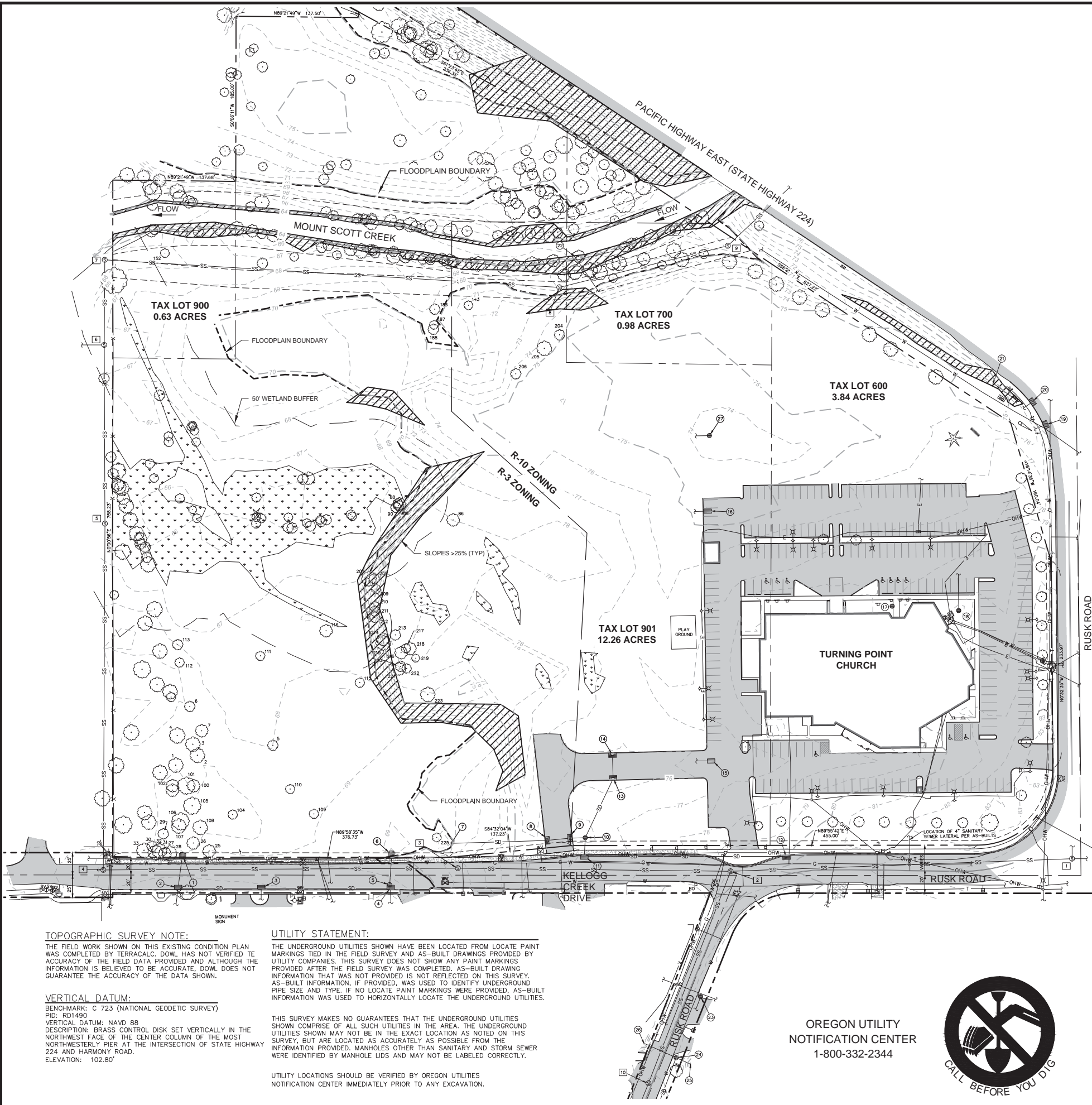
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DATE 04/07/2017

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SHEET

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**LEGEND:**

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING SLOPES GREATER THAN 25%
- EXISTING EXISTING WETLAND
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- UNDERGROUND TELECOMMUNICATION LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- FENCE
- OVERHEAD POWER LINE
- GAS LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN
- TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- CATCH BASIN
- AREA DRAIN
- DITCH INLET
- ELECTRICAL VAULT
- COMMUNICATIONS VAULT
- WATER VAULT
- ELECTRICAL METER
- ELECTRICAL RISER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER VALVE
- GAS VALVE
- COMMUNICATIONS RISER
- ELECTRIC JUNCTION BOX
- SIGNAL JUNCTION BOX
- BOLLARD
- LIGHT POLE
- SIGNAL POLE
- PEDESTRIAN SIGNAL POLE
- UTILITY POLE
- GUY ANCHOR
- HANDICAPPED PARKING SPACE
- EXTG MAJOR CONTOUR
- EXTG MINOR CONTOUR
- FLOOD PLAIN (100 YEAR)
- LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- ZONING DELINEATION

**SANITARY SEWER TABLE:**

1	SANITARY SEWER MANHOLE RIM=62.78' IE 8" CONC (N)=68.77' IE 12" CONC (E)=68.54' IE 12" CONC (W)=68.50'
2	SANITARY SEWER MANHOLE RIM=79.05' IE 8" CONC (S)=68.12' IE 12" CONC (E)=67.60' IE 12" CONC (W)=67.55'
3	SANITARY SEWER MANHOLE RIM=71.50' IE 12" CONC (E)=63.83' IE 12" CONC (W)=63.83'
4	SANITARY SEWER MANHOLE RIM=68.97' IE 12" CONC (E)=62.99' IE 12" CONC (N)=62.54'
5	SANITARY SEWER MANHOLE RIM=66.79' IE 12" CONC (S)=60.82' IE 12" CONC (N)=60.78'
6	SANITARY SEWER MANHOLE RIM=66.57' IE 12" CONC (S)=53.59' IE 42" CONC (N)=51.77' IE 42" CONC (W)=51.68'
7	SANITARY SEWER MANHOLE RIM=65.51' IE 42" CONC (E)= IE 42" CONC (S)=
8	SANITARY SEWER MANHOLE RIM=69.73' IE 42" CONC (E)=52.94' IE 42" CONC (W)=52.94'
9	SANITARY SEWER MANHOLE RIM=70.91' IE 42" CONC (NE)=53.40' IE 42" CONC (W)=53.21'

**STORM DRAINAGE TABLE:**

1	DITCH INLET GRATE=67.40' IE 12" CPP (S)=66.15'
2	CATCH BASIN GRATE=67.40' IE 6" PVC (S)=65.95' IE 12" CPP (N)=65.93' IE 12" CONC (E)=65.88'
3	CATCH BASIN GRATE=67.79' IE 8" PVC (S)=65.72' IE 12" CONC (W)=65.62' IE 12" CONC (E)=65.62'
4	CATCH BASIN GRATE=68.47' IE 12" CONC (W)=65.22' IE 12" CONC (NW)=65.42' IE 12" CONC (S)=65.17'
5	STORM DRAINAGE MANHOLE RIM=68.65' IE 12" CONC (N)=65.29' IE 12" CONC (SE)=65.58'
6	DITCH INLET GRATE=67.83' IE 12" CONC (S)=65.69'
7	IE 12" CPP (E)=69.69'
8	CATCH BASIN GRATE=75.17' IE 12" CPP (E)=70.89' IE 12" CPP (W)=70.89'
9	CATCH BASIN GRATE=75.11' IE 12" CPP (E)=71.41' IE 12" CPP (W)=71.41'
10	AREA DRAIN GRATE=75.57' IE 12" CPP (N)=72.36' IE 12" CONC (S)=72.23' IE 12" CPP (W)=71.86'
11	CATCH BASIN GRATE=76.05' IE 12" CONC (E)=74.27' IE 12" CONC (N)=73.25'
12	CATCH BASIN GRATE=79.51' IE 12" CONC (W)=76.32'
13	CATCH BASIN GRATE=75.01' IE 12" CPP (N)=72.42' IE 12" CPP (S)=72.59'
14	CATCH BASIN GRATE=75.03' IE 12" CPP (S)=72.70'
15	CATCH BASIN/OIL TRAP GRATE=76.12' WATER LEVEL=75.00' COULD NOT OPEN TRAP
16	CATCH BASIN/OIL TRAP GRATE=73.86' WATER LEVEL=73.16' COULD NOT OPEN TRAP
17	AREA DRAIN GRATE=77.52'
18	AREA DRAIN/OIL TRAP GRATE=77.60' WATER LEVEL=76.89' COULD NOT OPEN TRAP
19	CATCH BASIN GRATE=76.41' IE 12" CONC (SW)=74.65'
20	CATCH BASIN GRATE=76.14' IE 12" CONC (SW)=74.09'
21	IE 16" CPP (E)=72.59'
22	IE 12" PVC (SE)=64.71'
23	AREA DRAIN GRATE=77.39' IE 3" PVC (S)=76.74'
24	AREA DRAIN GRATE=76.08' IE 24" CONC (E&W)=71.42'
25	IE 24" CONC (W)=71.63'
26	IE 24" CONC (E)=70.95'
27	AREA DRAIN GRATE=72.78' WATER LEVEL=72.03' COULD NOT OPEN TRAP

**TOPOGRAPHIC SURVEY NOTE:**

THE FIELD WORK SHOWN ON THIS EXISTING CONDITION PLAN WAS COMPLETED BY TERRACALC. DOWL HAS NOT VERIFIED THE ACCURACY OF THE FIELD DATA PROVIDED AND ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE, DOWL DOES NOT GUARANTEE THE ACCURACY OF THE DATA SHOWN.

**VERTICAL DATUM:**

BENCHMARK: C 723 (NATIONAL GEODETIC SURVEY)  
PID: RD1490  
VERTICAL DATUM: NAVD 88  
DESCRIPTION: BRASS CONTROL DISK SET VERTICALLY IN THE NORTHWEST FACE OF THE CENTER COLUMN OF THE MOST NORTHWESTERLY PIER AT THE INTERSECTION OF STATE HIGHWAY 224 AND HARMONY ROAD.  
ELEVATION: 102.80'

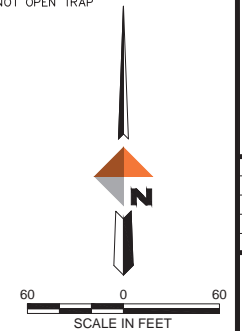
**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

OREGON UTILITY  
NOTIFICATION CENTER  
1-800-332-2344



FOR REVIEW ONLY



**KELLOGG CREEK SUBDIVISION**  
EXISTING CONDITIONS  
BROWNSTONE DEVELOPMENT  
MILWAUKIE, OREGON  
SE17 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901

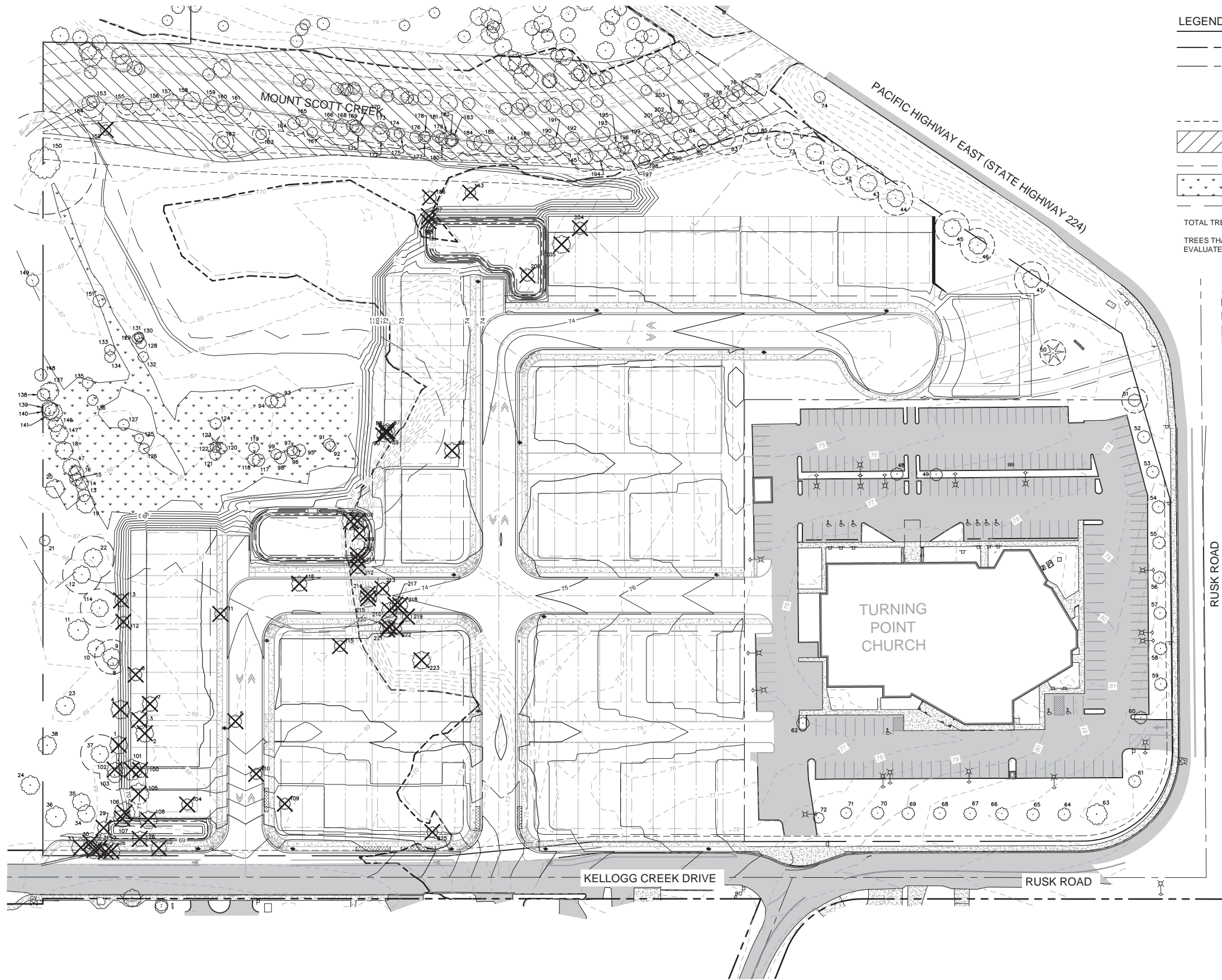
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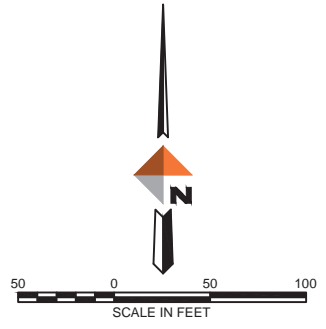
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LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING
- GIS VEGETATED CORRIDOR
- FLOOD PLAIN BOUNDARY
- WETLAND
- WETLAND BUFFER

TOTAL TREES TO BE REMOVED = 62  
TREES THAT ARE NOT NUMBERED HAVE NOT BEEN EVALUATED BEEN BY THE TREE ARBORIST



KELLOGG CREEK SUBDIVISION  
TREE PROTECTION & REMOVAL PLAN

BROWNSTONE DEVELOPMENT  
MILWAUKIE, OREGON  
SE1/7 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901

PROJECT 14258-01  
DATE 04/07/2017

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C101

Number	Dia (in)	Remove (Y/N)
1	18	Y
2	18	Y
3	18	Y
4	20	N
5	12	Y
6	12	Y
7	14	Y
8	10	N
9	16	N
10	16	N
11	24	N
12	18	N
13	12	N
14	12	N
15	12	N
16	14x2	N
17	16	N
18	18	N
19	20	N
20	20	N
21	8	N
22	20	N
23	20	N
24	20	N
25	14	Y
26	14x2	Y
27	14	Y
28	16	Y
29	12	Y
30	12	Y
31	16	Y
32	16	Y
33	16	Y
34	16	N
35	16x2	N
36	24	N
37	18	N
38	20	N
41	18	N
42	16	N
43	16	N
44	16	N
45	16	N
46	16	N
47	16	N
48	12	N
49	12	N
50	12x2	N
51	12	N
52	12	N
53	12	N
54	12	N
55	14	N
56	12	N
57	12	N
58	12	N
59	12	N
60	12	N
61	12	N
62	10	N
63	24	N
64	12	N
65	12	N
66	12	N
67	12	N
68	12	N
69	12	N
70	12	N
71	12	N
72	8	N
73	16	N
74	10	N
75	16	N
76	12x3	N
77	12	N

Number	Dia (in)	Remove (Y/N)
78	12	N
79	12	N
80	18	N
81	18	Y
82	8	N
83	16	N
84	14	N
85	10	N
86	14	Y
87	14x2	Y
88	10	Y
89	12	Y
90	12	Y
91	10	N
92	8	N
93	14	N
94	12	N
95	12	N
96	12	N
97	8	N
98	12	N
99	8	N
100	14	Y
101	24	Y
102	8x6	Y
103	14	N
104	10	Y
105	24	Y
106	24	Y
107	18	Y
108	16x2	Y
109	10	Y
110	10	Y
111	10x5	Y
112	10	Y
113	12	Y
114	18	N
115	10x8	Y
116	14	Y
117	12	N
118	12	N
119	8x2	N
120	8	N
121	10	N
122	8	N
123	6	N
124	10x2	N
125	6	N
126	8	N
127	10	N
128	8	N
129	8	N
130	6	N
131	6	N
132	8	N
133	8	N
134	10	N
135	10	N
136	8x2	N
137	20	N
138	12	N
139	14	N
140	16	N
141	16	N
143	8	Y
144	12	N
145	14x2	N
146	14	N
147	16x2	N
148	12x3	N
149	12	N
150	48	N
151	12	N
152	8	Y
153	12	N

Number	Dia (in)	Remove (Y/N)
154	14	N
155	10x4	N
156	12x2	N
157	14	N
158	16	N
159	14	N
160	10x3	N
161	14	N
162	10	N
163	8x2	N
164	12	N
165	12	N
166	14	N
167	8	N
168	18	N
169	12	N
170	12	N
171	12	N
172	16x3	N
173	12	N
174	14	N
175	8	N
176	12	N
177	10	N
178	8	N
179	10x2	N
180	12	N
181	16	N
182	12	N
183	12	N
184	14x2	N
185	18x2	N
186	12x3	Y
187	8x2	Y
188	10x2	Y
189	14x2	N
190	16	N
191	12	N
192	14x2	N
193	14	N
194	16	N
195	16	N
196	12	N
197	16	N
198	8	N
199	19	N
200	18	N
201	12	N
202	12	N
203	10x2	N
204	12	Y
205	18x2	Y
206	12x4	Y
207	16	Y
208	12x2	Y
209	10x9	Y
210	12	Y
211	12	Y
212	12	Y
213	12	Y
214	14	Y
215	16	Y
216	14	Y
217	10	Y
218	14	Y
219	6x3	Y
220	12	Y
221	14	Y
222	10	Y
223	16x2	Y
225	8x3	Y

TOTAL TREES TO BE REMOVED = 62

TREES THAT ARE NOT NUMBERED HAVE NOT BEEN EVALUATED BEEN BY THE TREE ARBORIST



**KELLOGG CREEK SUBDIVISION  
TREE PROTECTION & REMOVAL TABLE**

BROWNSTONE DEVELOPMENT

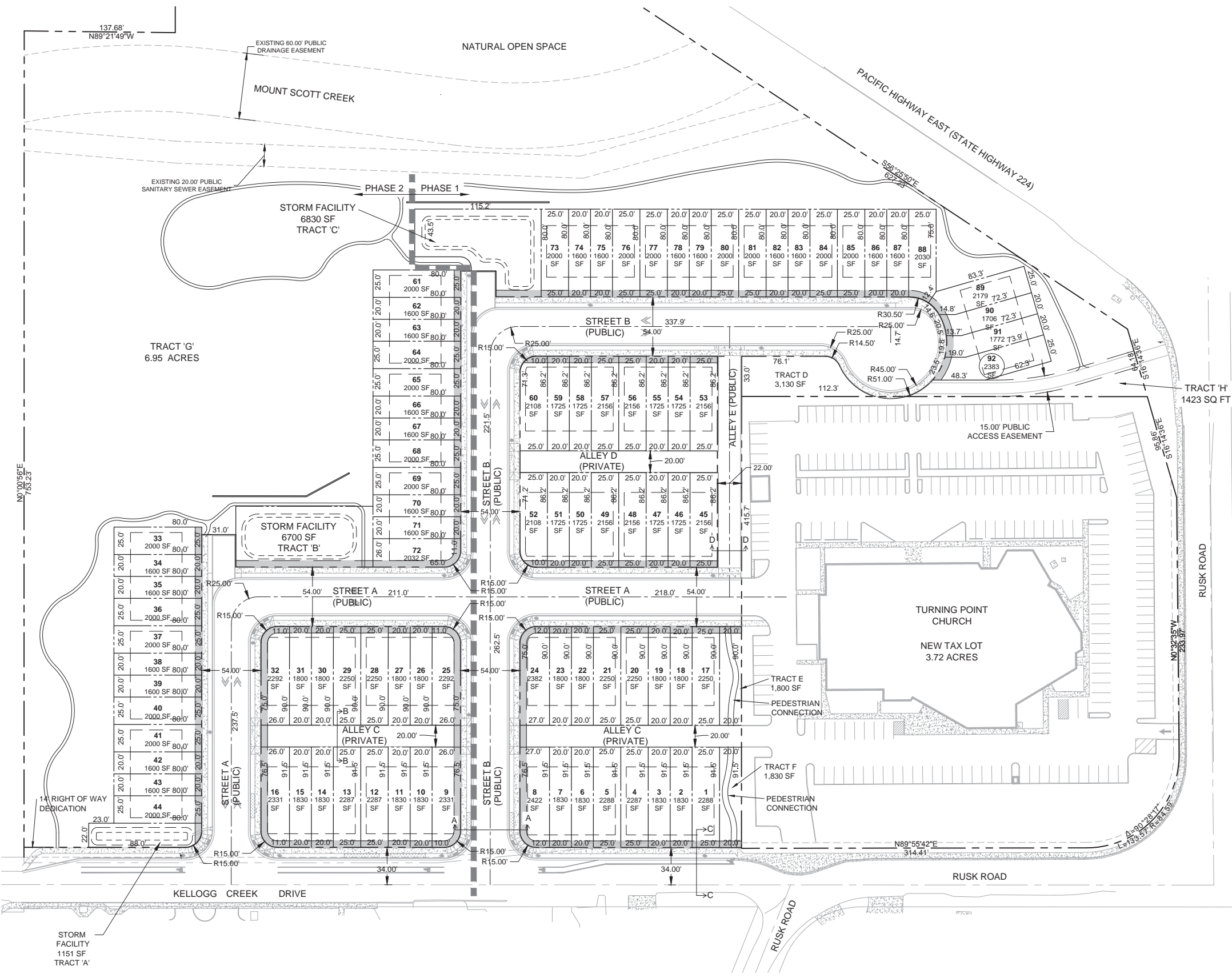
MILWAUKIE, OREGON  
SE1/7 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901

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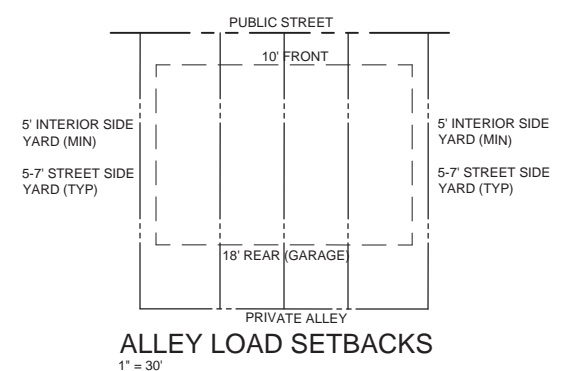
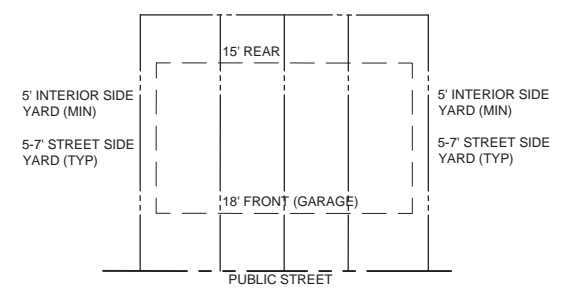
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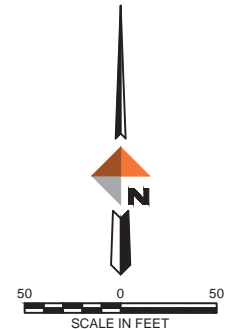
**LEGEND:**

- ZONING BOUNDARY
- EXISTING CENTERLINE
- - - PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO REMOVE
- PROPOSED SETBACK LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED 6' PUE

SEE SHEET C202 FOR STREET SECTIONS



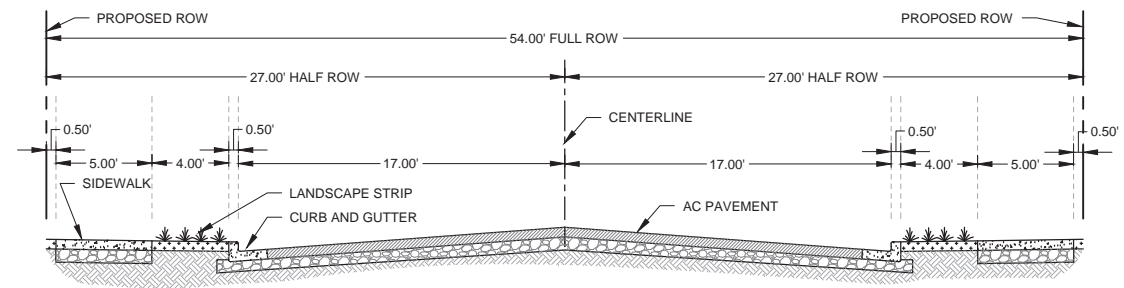
**KELLOGG CREEK SUBDIVISION**  
PRELIMINARY PLAT  
BROWNSTONE DEVELOPMENT  
MILWAUKIE, OREGON  
SE1/7 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAX LOTS 600, 700, 900, 901



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C201	

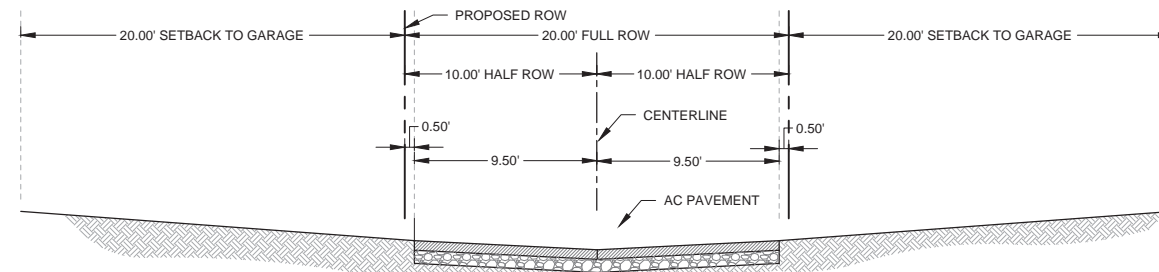


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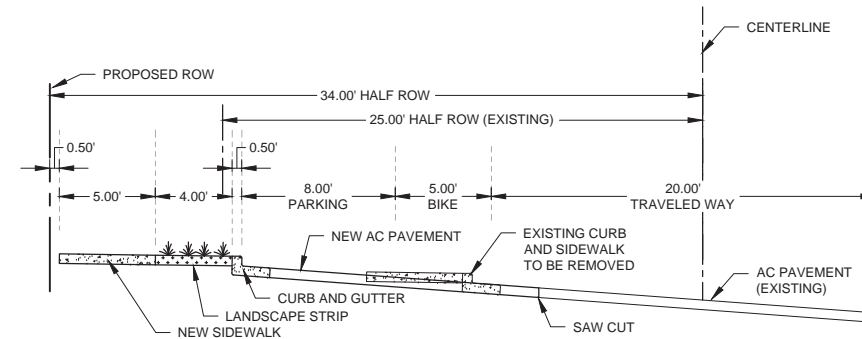
LOCAL STREET - TYPICAL SECTION A-A

HORIZONTAL SCALE: 1" = 5'



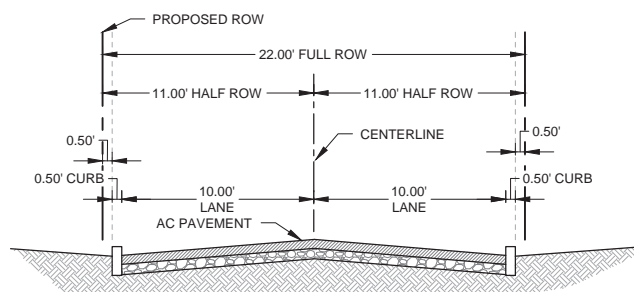
ALLEY - TYPICAL SECTION B-B

HORIZONTAL SCALE: 1" = 5'



KELLOGG CREEK DRIVE - TYPICAL SECTION C-C

HORIZONTAL SCALE: 1" = 5'



PUBLIC ALLEY - TYPICAL SECTION D-D

HORIZONTAL SCALE: 1" = 5'



EXPIRES: 12/31/2017



KELLOGG CREEK SUBDIVISION

TYPICAL STREET SECTIONS

BROWNSTONE DEVELOPMENT

MILWAUKIE, OREGON  
SE1/7 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901

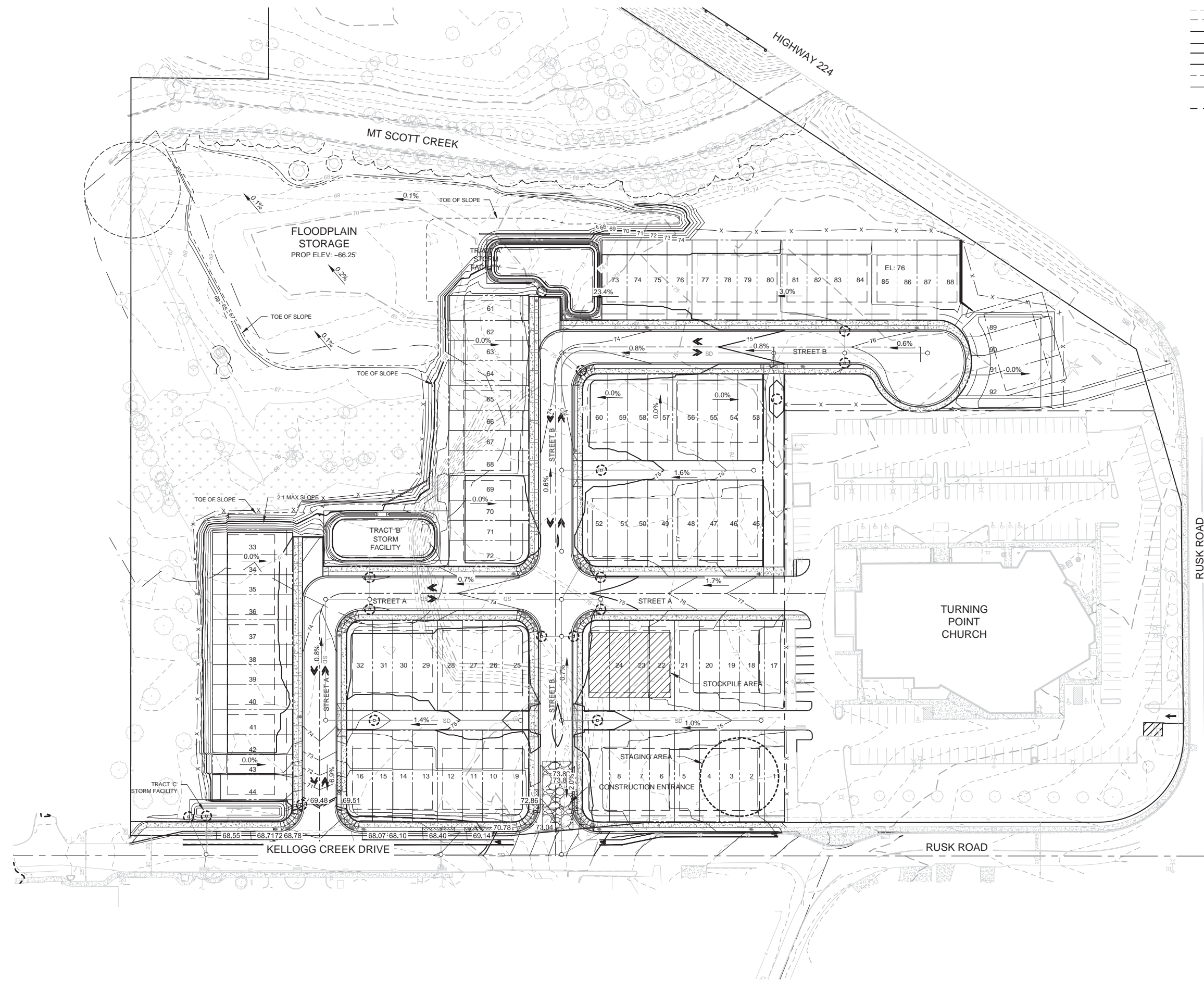
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SHEET

C202

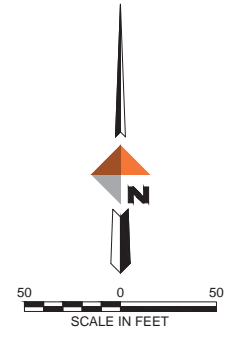
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- LEGEND:**
- - - - - EXISTING MINOR CONTOUR
  - - - - - EXISTING MAJOR CONTOUR
  - - - - - EXISTING PROPERTY LINE
  - - - - - PROPOSED MINOR CONTOUR
  - - - - - PROPOSED MAJOR CONTOUR
  - - - - - PROPOSED RIGHT OF WAY
  - - - - - TOE OF SLOPE
  - x - x - SEDIMENT FENCE
  - - INLET PROTECTION
  - - - - - PROPOSED FLOODPLAIN BOUNDARY



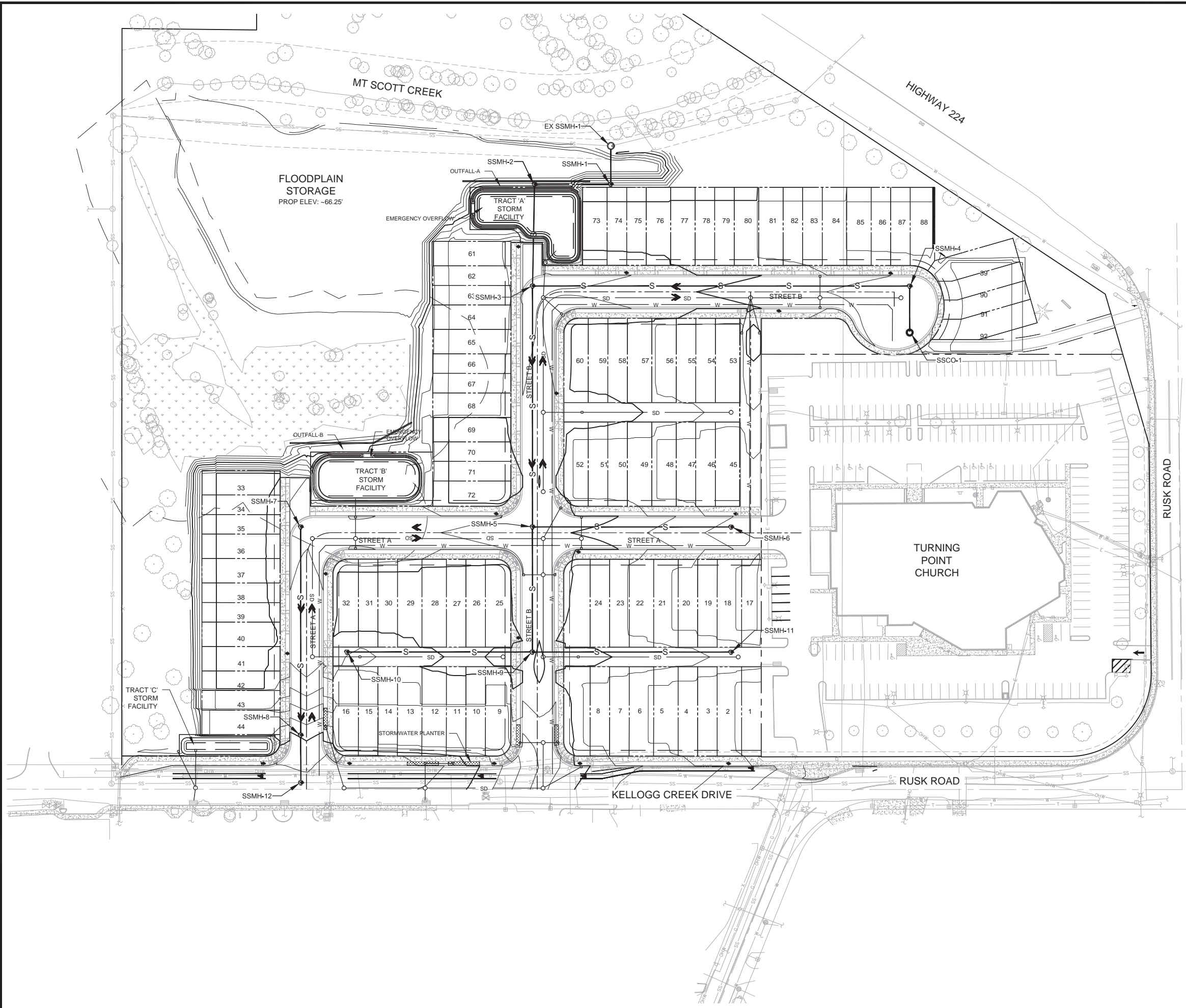
**KELLOGG CREEK SUBDIVISION**  
**GRADING PLAN**  
 BROWNSTONE DEVELOPMENT  
 MILWAUKIE, OREGON  
 SE1/7 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901



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**LEGEND:**

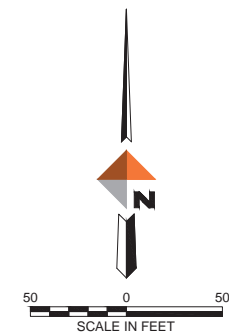
- S — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM LINE
- W — EXISTING WATER LINE
- EXISTING STORM MAN HOLE
- EXISTING SANITARY MAN HOLE
- EXISTING CATCH BASIN
- ⊗ EXISTING WATER VALVE
- S — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM MAN HOLE
- PROPOSED SANITARY MAN HOLE
- PROPOSED CATCH BASIN
- ▨ PROPOSED STORMWATER PLANTER

**NOTES:**

1. OUTFALL A AND B: SEE SECTION 6.3 FLOW DISPERSION OF THE STORM WATER REPORT DATED JANUARY 12, 2017 PREPARED BY DOWL.

**MANHOLE DATA**

- EX SSMH-1  
RIM: 69.06  
IE IN (8'S) = 55.04  
IE IN (42'W) = 52.94  
IE OUT (42'E) = 52.94
- SSCO-1  
RIM: 76.54  
IE OUT (8'N) = 67.80
- SSMH-1  
RIM: 72.64  
IE IN (8'W) = 55.28  
IE OUT (8'N) = 55.28
- SSMH-2  
RIM: 69.37  
IE IN (8'S) = 55.75  
IE OUT (8'E) = 55.75
- SSMH-3  
RIM: 73.45  
IE IN (8'E) = 63.66  
IE IN (8'S) = 61.05  
IE OUT (8'N) = 56.37
- SSMH-4  
RIM: 76.46  
IE IN (8'S) = 67.52  
IE OUT (8'W) = 67.52
- SSMH-5  
RIM: 75.40  
IE IN (8'E) = 66.61  
IE IN (8'S) = 63.51  
IE OUT (8'N) = 63.51
- SSMH-6  
RIM: 77.28  
IE OUT (8'W) = 68.61
- SSMH-7  
RIM: 73.52  
IE OUT (8'S) = 65.57
- SSMH-8  
RIM: 70.14  
IE IN (8'N) = 64.29  
IE OUT (8'S) = 64.09
- SSMH-9  
RIM: 74.87  
IE IN (8'E) = 65.64  
IE IN (8'W) = 64.28  
IE OUT (8'N) = 64.28
- SSMH-10  
RIM: 74.10  
IE OUT (8'E) = 65.43
- SSMH-11  
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IE OUT (8'W) = 67.65
- SSMH-12  
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IE IN (8'N) = 63.60

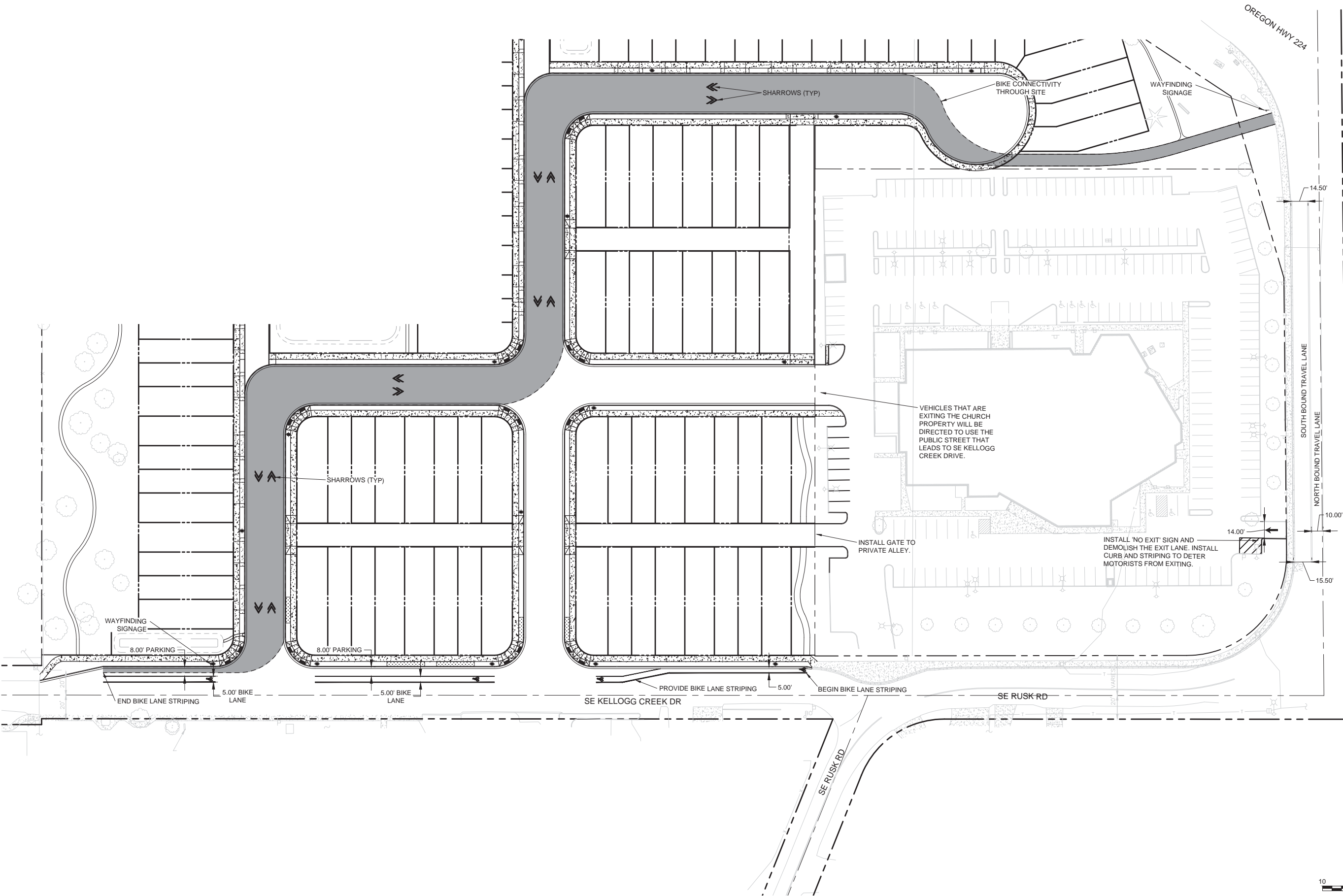


**KELLOGG CREEK SUBDIVISION**  
**COMPOSITE UTILITY PLAN**  
**BROWNSTONE DEVELOPMENT**  
 MILWAUKIE, OREGON  
 SE17 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901

PROJECT 14258-01  
 DATE 04/07/2017  
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 SHEET  
**C400**



\\BIL-FS\BIL-projects\22\14258-01\65CAD\DD\SC14-CS-EN-KELL.dwg PLOT DATE 2017-4-6 14:48 SAVED DATE 2017-04-06 11:49 USER: kgildden



**KELLOGG CREEK SUBDIVISION**

**PUBLIC INTERSECTION**  
**BROWNSTONE DEVELOPMENT**

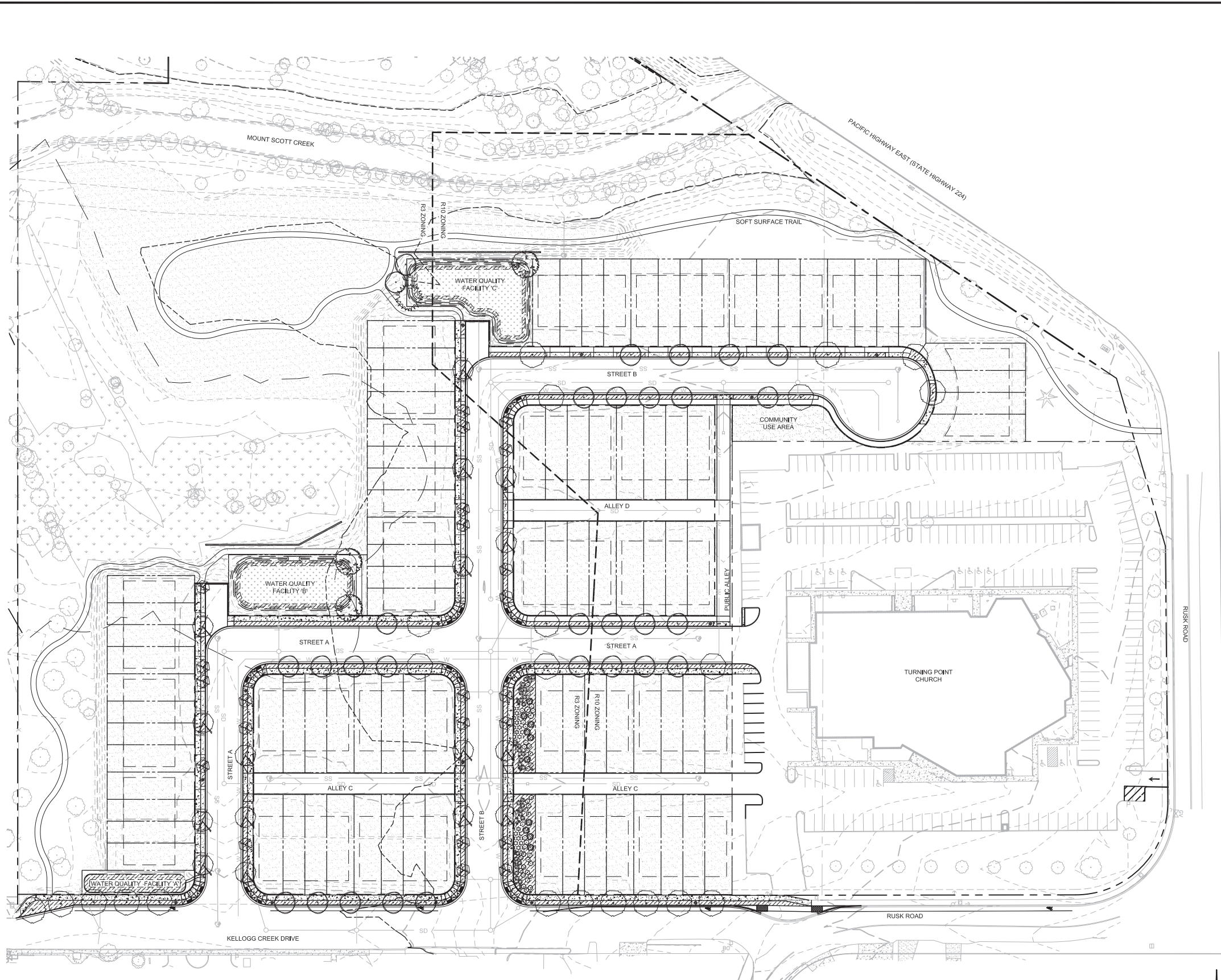
MILWAUKIE, OREGON  
 SE1/7 NE1/4 SEC. 6 T2S R2E W.M. EXISTING TAXLOTS 600, 700, 900, 901

PROJECT 14258-01  
 DATE 04/07/2017

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**C500**

\\BIL-HG-F504\BIL-Projects\22\14258-01\65CAD\Landscapes\DD\SC14-LS-PG-KELL.dwg PLOT DATE 2017-02-08 15:22 SAVED DATE 2017-02-08 12:44 USER: pggvntor



**FRONTAGE AND OPEN SPACE MATERIALS LEGEND**

TREES ITEM	SIZE / SPACING	QUANTITY
A. TRUN. x A. PLAT. 'WARRENRED' PACIFIC SUNSET MAPLE	1.5" CAL. / B&B AS SHOWN	22
ACER GRISEUM PAPERBARK MAPLE	1.5" CAL. / B&B AS SHOWN	27
GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	1.5" CAL. / B&B AS SHOWN	16
CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	1.5" CAL. / B&B AS SHOWN	23
EXISTING TREE TO REMAIN	AS NOTED	

SHRUBS & ACCENTS ITEM	SIZE / SPACING	QUANTITY
MAHONIA AQUIFOLIUM OREGON GRAPE	1 GALL. AS SHOWN	30
RIBES SANGUINEUM RED-FLOWERING CURRENT	3 GALL. AS SHOWN	10
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3 GALL. AS SHOWN	10
ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY	1 GALL. AS SHOWN	28
CAL. ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER REED GRASS	1 GALL. AS SHOWN	23

GROUNDCOVERS & MISCELLANEOUS ITEM	SIZE / SPACING	QUANTITY
ARCTO. UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNICKINNICK	1 GALLON 3'-0" O.C.	13,856 SF 1,775 PLANTS
NATIVE EROSION CONTROL GRASS MIX SUNMARK SEEDS - FAIRVIEW, OR	SEED @ 1 LBS. / 1,000 SF	202,000 SF 202 LBS
CROCUS V. 'GIANT DUTCH' & N. TETE-A-TETE GIANT CROCUS & TETE-A-TETE DAFFODIL	BULBS 20 / 100 SF	1,210 SF 242 BULBS
SOFT SURFACE TRAIL	5' WIDTH	

**WATER QUALITY FACILITY MATERIALS LEGEND**

TREES ITEM	SIZE / SPACING	QUANTITY
ACER GRISEUM PAPERBARK MAPLE	1.5" CAL. / B&B AS SHOWN	2
ALNUS RUBRA RED ALDER	1.5" CAL. / B&B AS SHOWN	3
PSEUDOTSUGA MENZIESII DOUGLAS FIR	6' HT / B&B AS SHOWN	1
EXISTING TREES TO REMAIN	AS NOTED	

SHRUBS & ACCENTS ITEM	SIZE / SPACING	QUANTITY
MAHONIA AQUIFOLIUM OREGON GRAPE	2 GALLON 7 PLANTS / 100 SF	69
CORNUS SERICEA RED TWIG DOGWOOD	2 GALLON 7 PLANTS / 100 SF	69
ROSA NOOTKANA NOOTKA ROSE	2 GALLON 7 PLANTS / 100 SF	69

GROUNDCOVERS & MISCELLANEOUS ITEM	SIZE / SPACING	QUANTITY
ARCTO. UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNICKINNICK	1 GALLON 70 / 100 SF	2,946 SF 2,062 PLANTS
SEDGE / RUSH MIX 50% CAREX STIPATA 50% JUNCUS PATENS	1 GALLON 80 PLANTS / 100 SF	7,343 SF 5,874 PLANTS

**STORMWATER FACILITY REQUIREMENTS:**

ZONE A TOTALS: 7,343 SF  
 REQUIRES: 80 HERBACEOUS / 100 SF = 5,874 HERBACEOUS  
 PROPOSED: 5,874 HERBACEOUS

ZONE B TOTALS: 2,946 SF  
 REQUIRES: 7 SHRUBS / 100 SF = 207 SHRUBS  
 PROPOSED: 207 SHRUBS (MIX OF SPECIES)

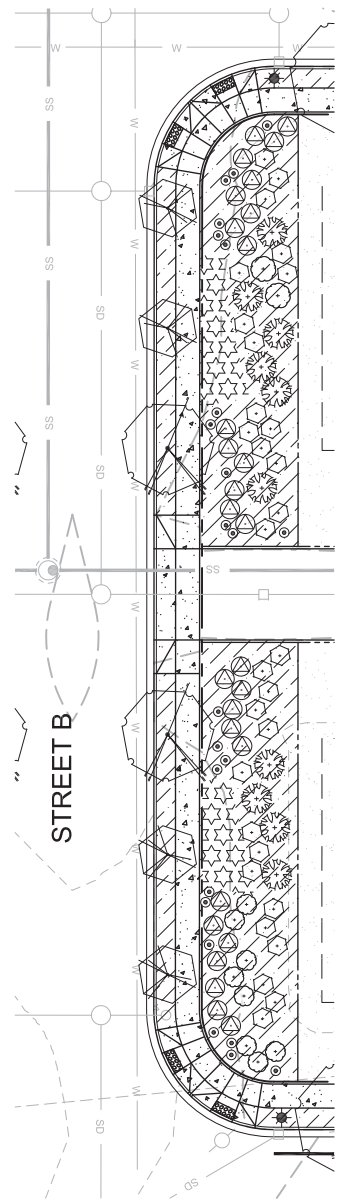


**KELLOGG CREEK SUBDIVISION**  
 PLANTING PLAN - OVERALL  
 BROWNSTONE DEVELOPMENT  
 MILWAUKIE, OREGON  
 SET/17 NE 1/4 SEC. 6 T2S R2E W1E. EXISTING TAXLOTS 600, 700, 900, 901

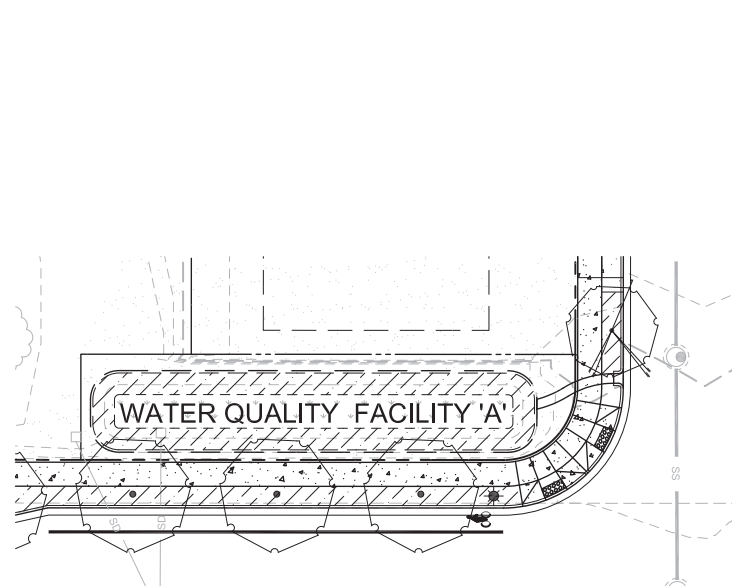
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DATE	11/28/2016
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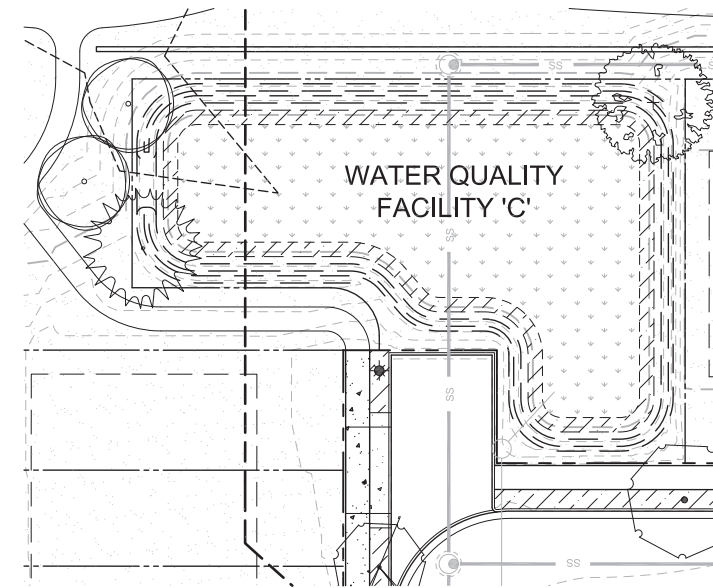
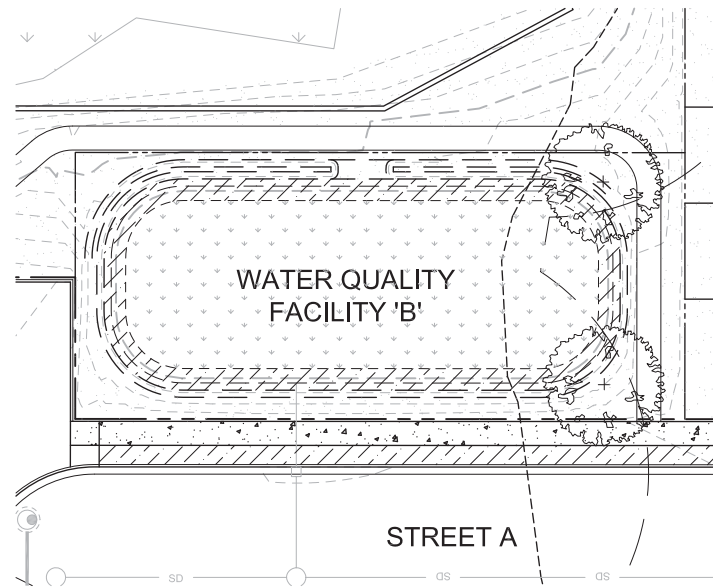
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**A** OPEN SPACE TRACTS



**B** WATER QUALITY FACILITIES



**FRONTAGE AND OPEN SPACE MATERIALS LEGEND**

TREES ITEM	SIZE / SPACING	QUANTITY
A. TRUN. x A. PLAT. 'WARRENRED' PACIFIC SUNSET MAPLE	1.5" CAL. / B&B AS SHOWN	22
ACER GRISEUM PAPERBARK MAPLE	1.5" CAL. / B&B AS SHOWN	27
GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	1.5" CAL. / B&B AS SHOWN	16
CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	1.5" CAL. / B&B AS SHOWN	23
EXISTING TREE TO REMAIN	AS NOTED	
SHRUBS & ACCENTS ITEM	SIZE / SPACING	QUANTITY
MAHONIA AQUIFOLIUM OREGON GRAPE	1 GAL. AS SHOWN	30
RIBES SANGUINEUM RED-FLOWERING CURRENT	3 GAL. AS SHOWN	10
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3 GAL. AS SHOWN	10
ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY	1 GAL. AS SHOWN	28
CAL. ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER REED GRASS	1 GAL. AS SHOWN	23
GROUNDCOVERS & MISCELLANEOUS ITEM	SIZE / SPACING	QUANTITY
ARCTO. UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNICKINNICK	1 GALLON 3'-0" O.C.	13,856 SF 1,775 PLANTS
NATIVE EROSION CONTROL GRASS MIX	SEED @	202,000 SF
SUNMARK SEEDS - FAIRVIEW, OR	1 LBS. / 1,000 SF	202 LBS
CROCUS V. 'GIANT DUTCH' & N. TETE-A-TETE	BULBS	1,210 SF
GIANT CROCUS & TETE-A-TETE DAFFODIL	20 / 100 SF	242 BULBS
SOFT SURFACE TRAIL	5' WIDTH	

**WATER QUALITY FACILITY MATERIALS LEGEND**

TREES ITEM	SIZE / SPACING	QUANTITY
ACER GRISEUM PAPERBARK MAPLE	1.5" CAL. / B&B AS SHOWN	2
ALNUS RUBRA RED ALDER	1.5" CAL. / B&B AS SHOWN	3
PSEUDOTSUGA MENZIESII DOUGLAS FIR	6' HT / B&B AS SHOWN	1
EXISTING TREES TO REMAIN	AS NOTED	
SHRUBS & ACCENTS ITEM	SIZE / SPACING	QUANTITY
MAHONIA AQUIFOLIUM OREGON GRAPE	2 GALLON 7 PLANTS / 100 SF	69
CORNUS SERICEA RED TWIG DOGWOOD	2 GALLON 7 PLANTS / 100 SF	69
ROSA NOOTKANA NOOTKA ROSE	2 GALLON 7 PLANTS / 100 SF	69
GROUNDCOVERS & MISCELLANEOUS ITEM	SIZE / SPACING	QUANTITY
ARCTO. UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNICKINNICK	1 GALLON 70 / 100 SF	2,946 SF 2,062 PLANTS
SEDGE / RUSH MIX	1 GALLON	7,343 SF
50% CAREX STIPATA	80 PLANTS / 100 SF	5,874 PLANTS
50% JUNCUS PATENS		

**STORMWATER FACILITY REQUIREMENTS:**

**ZONE A TOTALS:** 7,343 SF  
 REQUIRES: 80 HERBACEOUS / 100 SF = 5,874 HERBACEOUS  
 PROPOSED: 5,874 HERBACEOUS

**ZONE B TOTALS:** 2,946 SF  
 REQUIRES: 7 SHRUBS / 100 SF = 207 SHRUBS  
 PROPOSED: 207 SHRUBS (MIX OF SPECIES)



**KELLOGG CREEK SUBDIVISION**

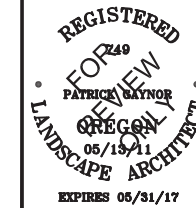
PLANTING PLAN - ENLARGEMENTS  
 BROWNSTONE DEVELOPMENT

MILWAUKIE, OREGON  
 SEC. 6 T2S R2E W1M. EXISTING TAXLOTS 600, 700, 900, 901

PROJECT 14233-01  
 DATE 11/28/2016

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**L110**





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FRONT LOAD UNITS



ALLEY LOAD UNITS



KELLOGG CREEK SUBDIVISION

TOWNHOME RENDERINGS

BROWNSTONE DEVELOPMENT

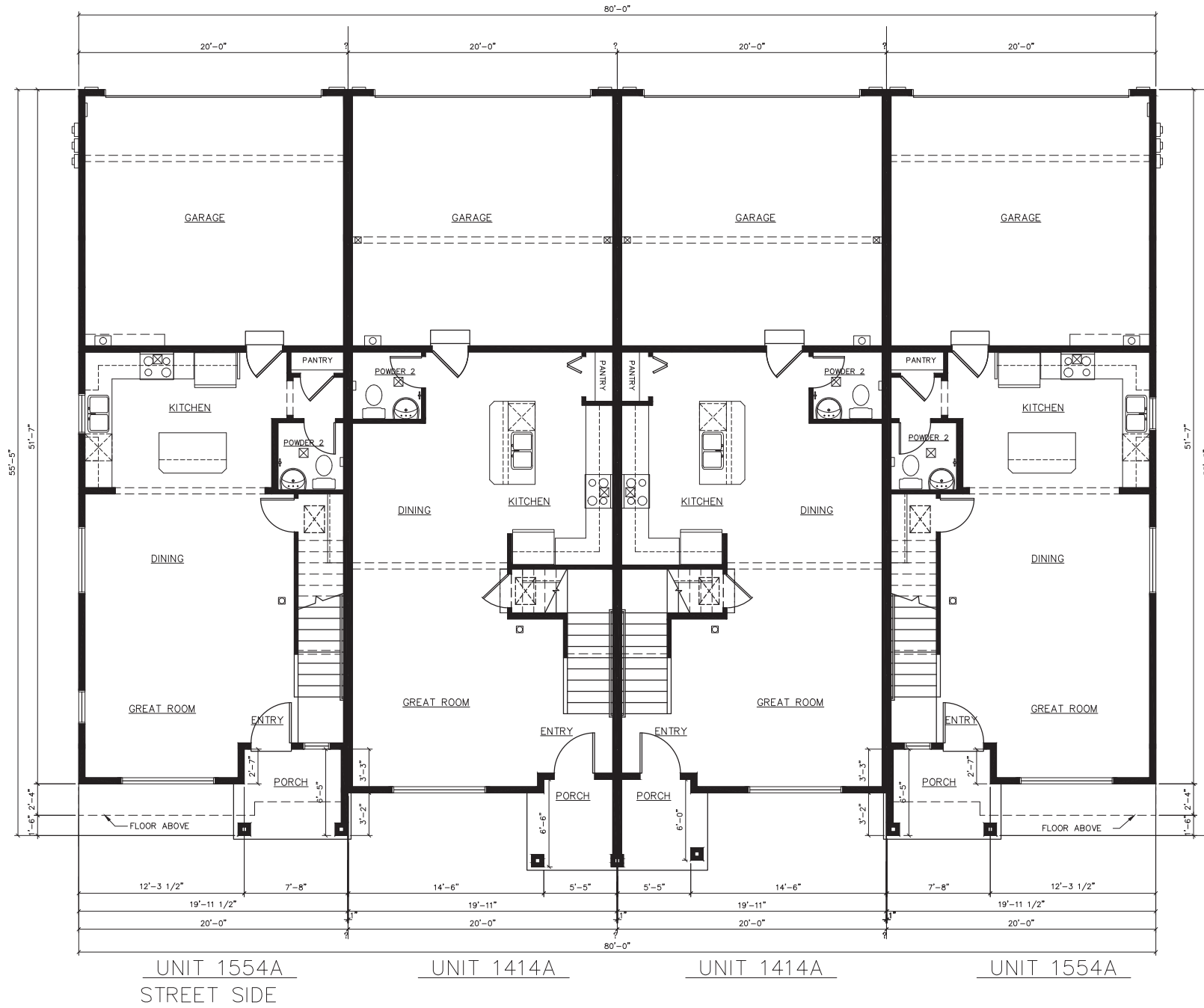
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SE1/7 NE1/4 SEC. 6 T2S R2E W1M. EXISTING TAXLOTS 600, 700, 900, 901

PROJECT 14258-01  
DATE 02/08/2017

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A100





MAIN FLOOR PLANS 4-PLEX BUILDING TYPE A1  
 SCALE 3/16" = 1'-0"

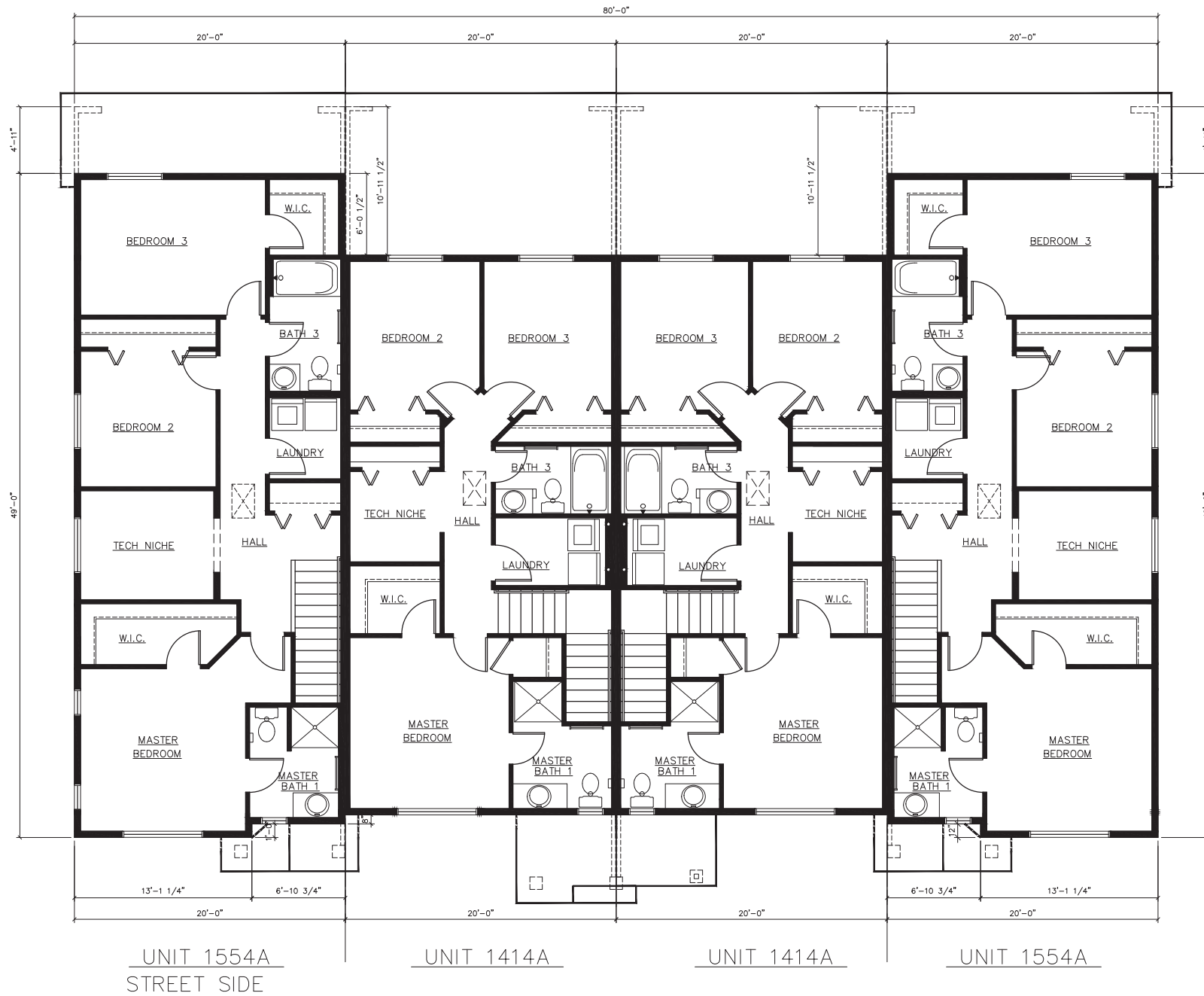
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**VOELKER ENGINEERING**  
 1911 116th Ave. NE  
 Bellevue, WA 98004  
 425-451-4946

BUILDER/DESIGNER:  
**D.R. HORTON**  
 4360 SW Macadam Ave, Suite 100  
 Portland, OR 97239  
 503-222-3719

KELLOGG CREEK ALLEY  
 MAIN FLOOR

8/05/15

A2



UPPER FLOOR PLANS TYPE A1

SCALE 3/16" = 1'-0"

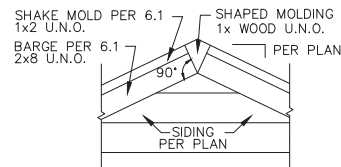
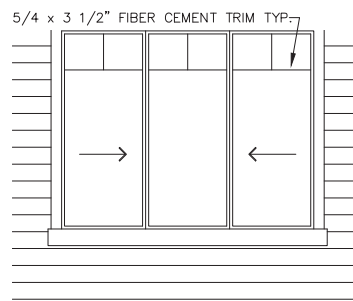
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**VOELKER ENGINEERING**  
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 Bellevue, WA 98004  
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 4380 SW Macadam Ave, Suite 100  
 Portland, OR 97239  
 503-222-3719

KELLOGG CREEK ALLEY  
 UPPER FLOOR

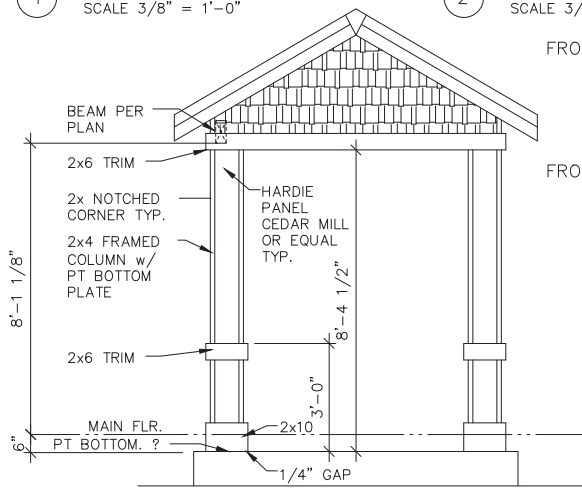
A4





1 TYP. WINDOW TRIM  
SCALE 3/8" = 1'-0"

2 GABLE END TRIM  
SCALE 3/4" = 1'-0"



3 PORCH DETAIL  
SCALE 3/8" = 1'-0"

FRONT ELEVATION GLAZING PERCENTAGE

WALL AREA	=	1,424 SF
GLAZING AREA	=	302 SF
GLAZING %	=	21.2 %

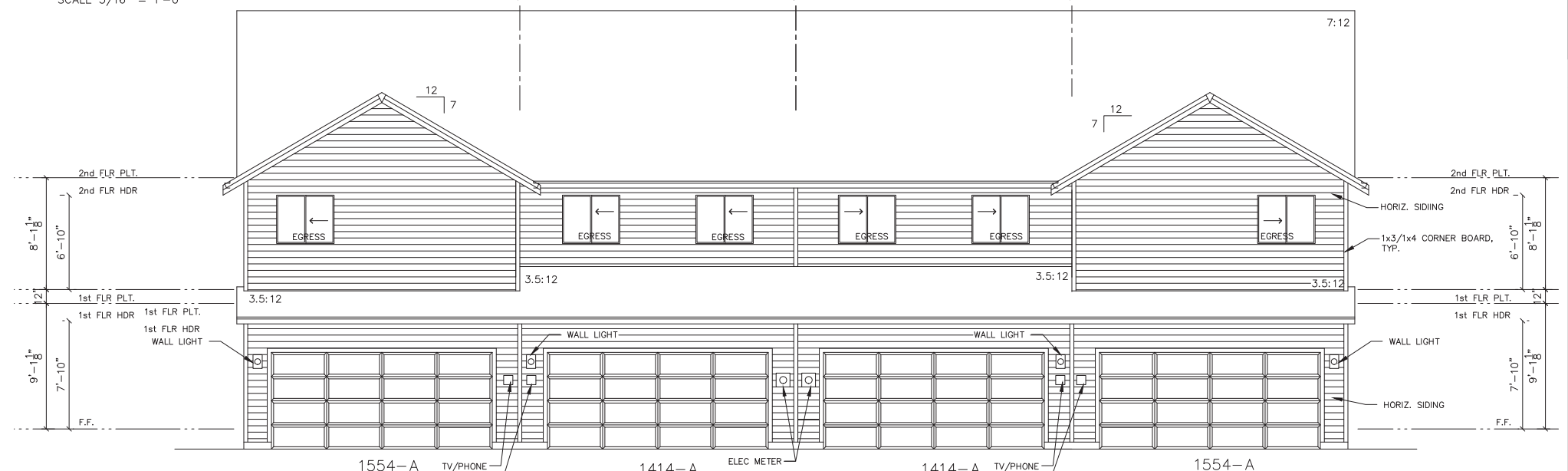
FRONT ELEVATION SIDING PERCENTAGE

WALL AREA	=	1,424 SF
SIDING AREA	=	632 SF
SIDING %	=	44.4 %

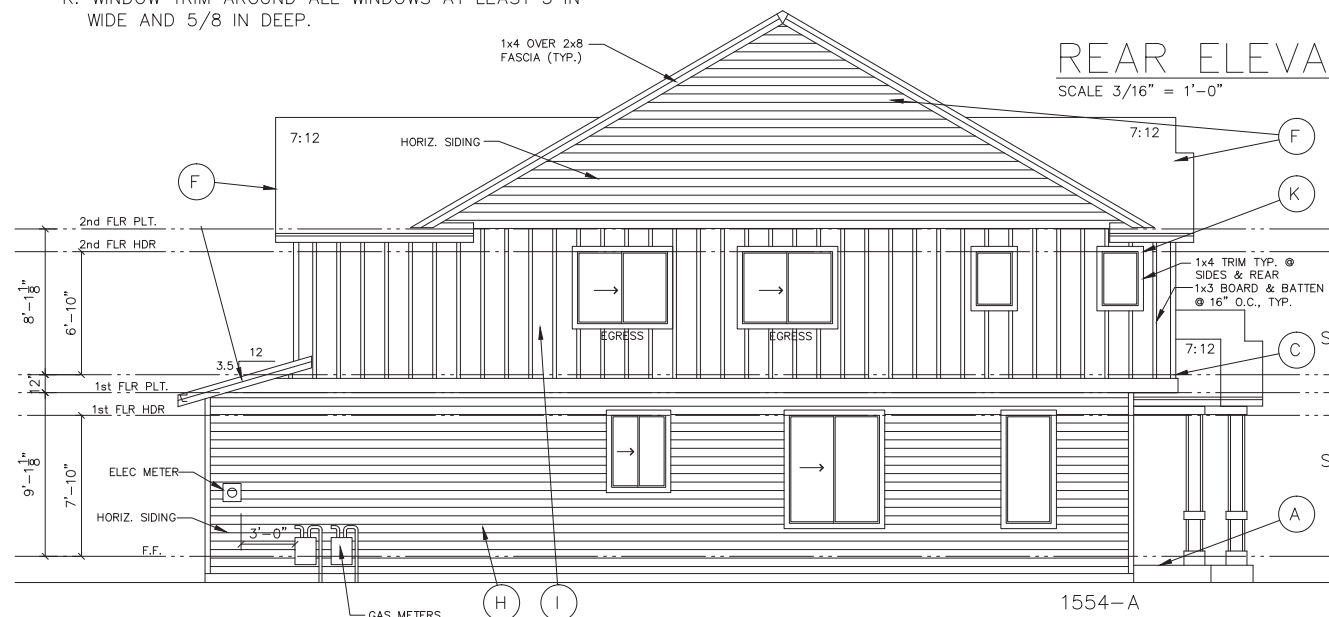
- BUILDING DETAILED DESIGN ELEMENTS PER 19.505.1.C.4:
- A. COVERED PORCH AT LEAST 5 FT DEEP, AS MEASURED HORIZONTALLY FROM THE FACE OF THE MAIN BUILDING FAÇADE TO THE EDGE OF THE DECK, AND AT LEAST 5 FT WIDE.
  - C. OFFSET ON THE BUILDING FACE OF AT LEAST 16 IN FROM 1 EXTERIOR WALL SURFACE TO THE OTHER.
  - F. ROOF LINE OFFSETS OF AT LEAST 2 FT FROM THE TOP SURFACE OF 1 ROOF TO THE TOP SURFACE OF THE OTHER.
  - H. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 IN WIDE (THE VISIBLE PORTION ONCE INSTALLED). THE SIDING MATERIAL MAY BE WOOD, FIBER-CEMENT, OR VINYL.
  - I. BRICK, CEDAR SHINGLES, STUCCO, OR OTHER SIMILAR DECORATIVE MATERIALS COVERING AT LEAST 40% OF THE STREET-FACING FAÇADE.
  - K. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 IN WIDE AND 5/8 IN DEEP.



FRONT ELEVATION 4-PLEX BUILDING  
SCALE 3/16" = 1'-0"



REAR ELEVATION 4-PLEX BUILDING  
SCALE 3/16" = 1'-0"



LEFT ELEVATION 4-PLEX BUILDING  
SCALE 3/16" = 1'-0"

SIDE ELEVATION GLAZING PERCENTAGE

WALL AREA	=	906 SF
GLAZING AREA	=	109 SF
GLAZING %	=	12.0 %

SIDE ELEVATION SIDING PERCENTAGE

WALL AREA	=	906 SF
SIDING AREA	=	435 SF
SIDING %	=	48.0 %



RIGHT ELEVATION 4-PLEX BUILDING  
SCALE 3/16" = 1'-0"

NOTE: THIS ELEVATION TO BE ONLY AT CORNER LOTS W/ STREET EXPOSURE

STRUCTURAL DESIGN:  
VOELKER ENGINEERING  
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Bellevue, WA 98004  
425-451-4946

BUILDER/DESIGNER:  
D.R. HORTON  
4360 SW Macadam Ave, Suite 100  
Portland, OR 97239  
503-222-3719

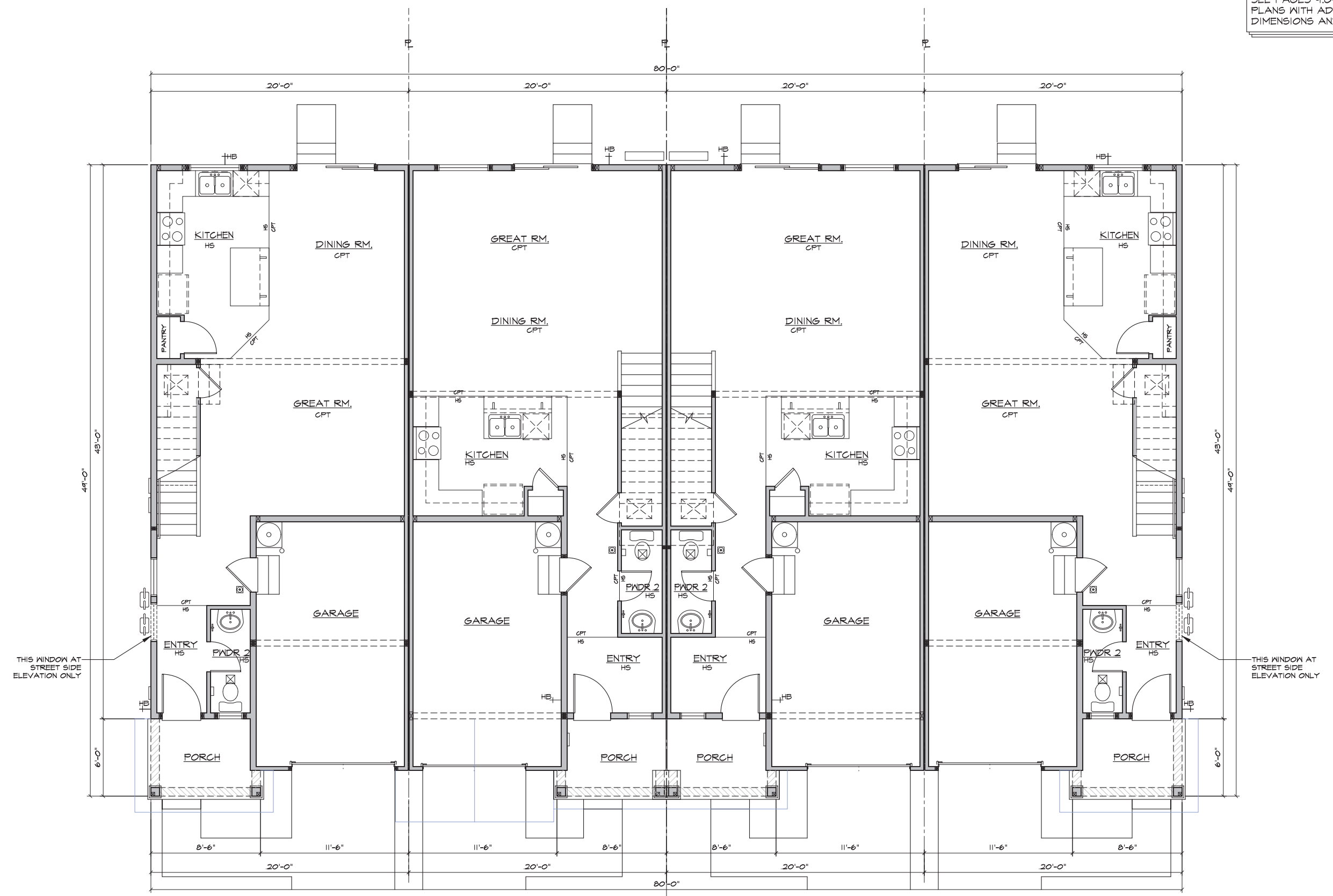
KELLOGG CREEK ALLEY  
ALLEY FOUR-PLEX ELEVATIONS

BUILDING  
A-1

8/05/15

A6

**NOTE:**  
SEE PAGES 9.0-10.0 FOR UNIT  
PLANS WITH ADDITIONAL  
DIMENSIONS AND NOTES.



THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

**NOTE:**  
TYPICAL EXTERIOR WALL TO BE  
CONSTRUCTED PER SCHEDULE  
PAGE 3.0 AS P6 SHEARWALLS  
UNLESS NOTED OTHERWISE

PLAN 1535-D  
SEE SHEET 9.0

PLAN 1498-C  
SEE SHEET 10.0

PLAN 1498-D  
SEE SHEET 10.0

PLAN 1535-C  
SEE SHEET 9.0

**MAIN FLOOR PLANS**  
SCALE 1/4" = 1'-0"

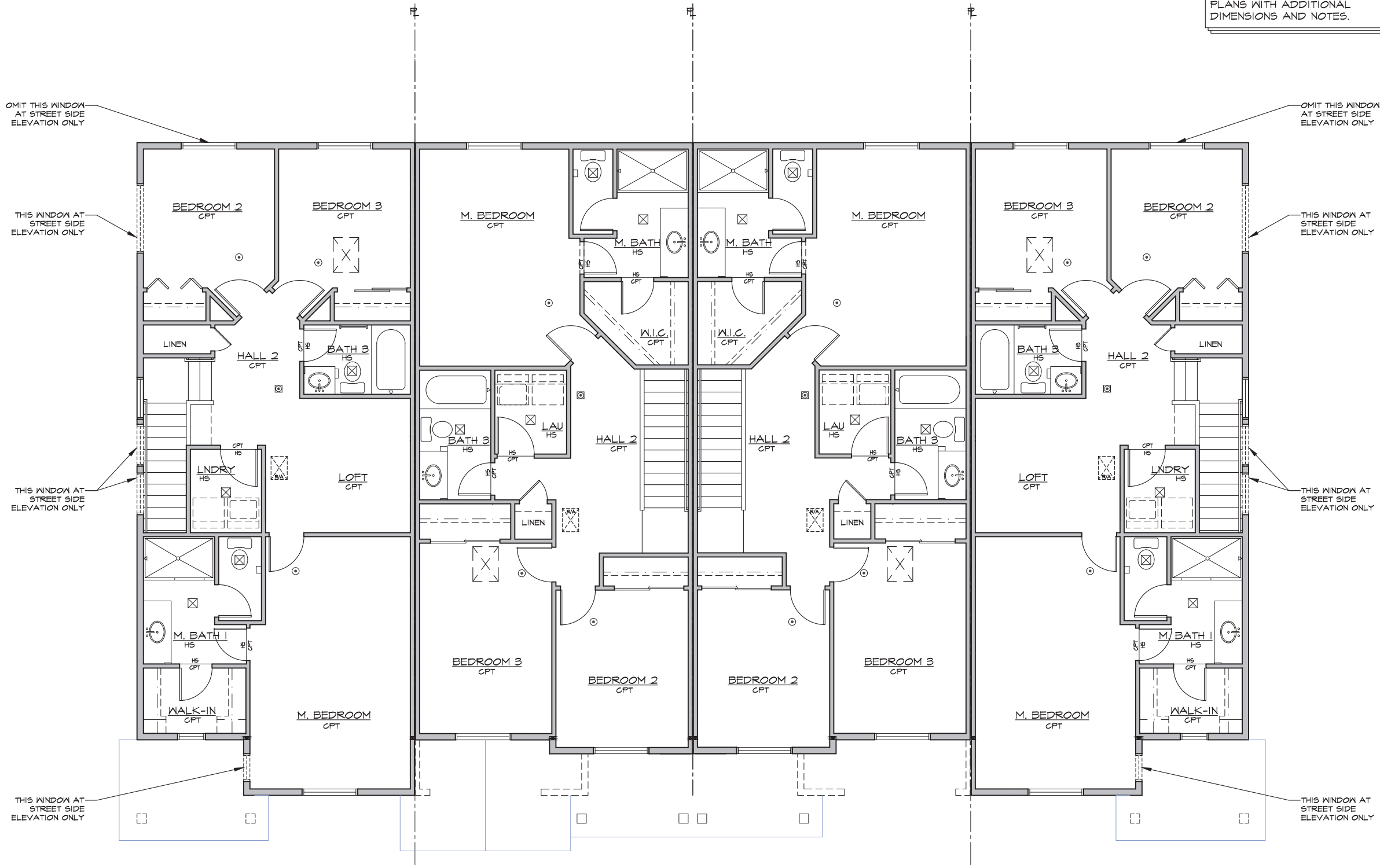
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**VOELKER ENGINEERING**  
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Bellevue, WA 98004  
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BUILDER/DESIGNER:  
**D.R. HORTON**  
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Portland, OR 97239  
503-222-3719

**KELLOGG CREEK**  
**FOUR-PLEX MAIN FLOOR PLAN**

REL 6/04/15  
**2.0**





**NOTE:**  
SEE PAGES 9.0-10.0 FOR UNIT  
PLANS WITH ADDITIONAL  
DIMENSIONS AND NOTES.

OMIT THIS WINDOW  
AT STREET SIDE  
ELEVATION ONLY

THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

OMIT THIS WINDOW  
AT STREET SIDE  
ELEVATION ONLY

THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

THIS WINDOW AT  
STREET SIDE  
ELEVATION ONLY

**PLAN 1535-D**  
SEE SHEET 9.0

**PLAN 1498-C**  
SEE SHEET 10.0

**PLAN 1498-D**  
SEE SHEET 10.0

**PLAN 1535-C**  
SEE SHEET 9.0

**NOTE:**  
TYPICAL EXTERIOR WALL TO BE  
CONSTRUCTED PER SCHEDULE  
PAGE 3.0 AS F6 SHEARWALLS  
UNLESS NOTED OTHERWISE

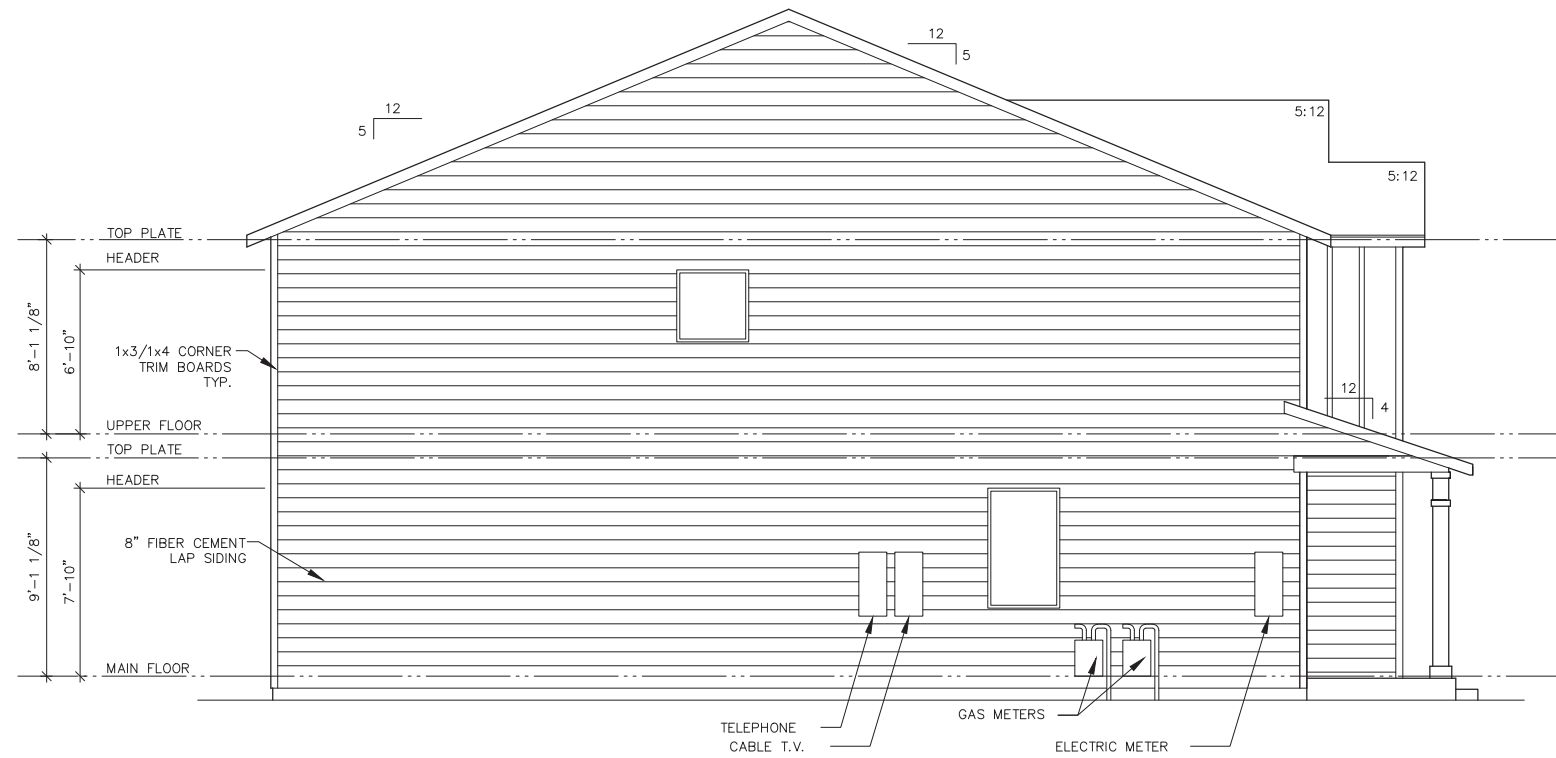
**UPPER FLOOR PLANS**  
SCALE 1/4" = 1'-0"

STRUCTURAL DESIGN:  
**VOELKER ENGINEERING**  
1911 116th Ave. NE  
Bellevue, WA 98004  
425-451-4946

BUILDER/DESIGNER:  
**D.R. HORTON**  
4360 SW Macadam Ave, Suite 100  
Portland, OR 97239  
503-222-3719

**KELLOGG CREEK**  
**FOUR-PLEX UPPER FLOOR PLAN**





LEFT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

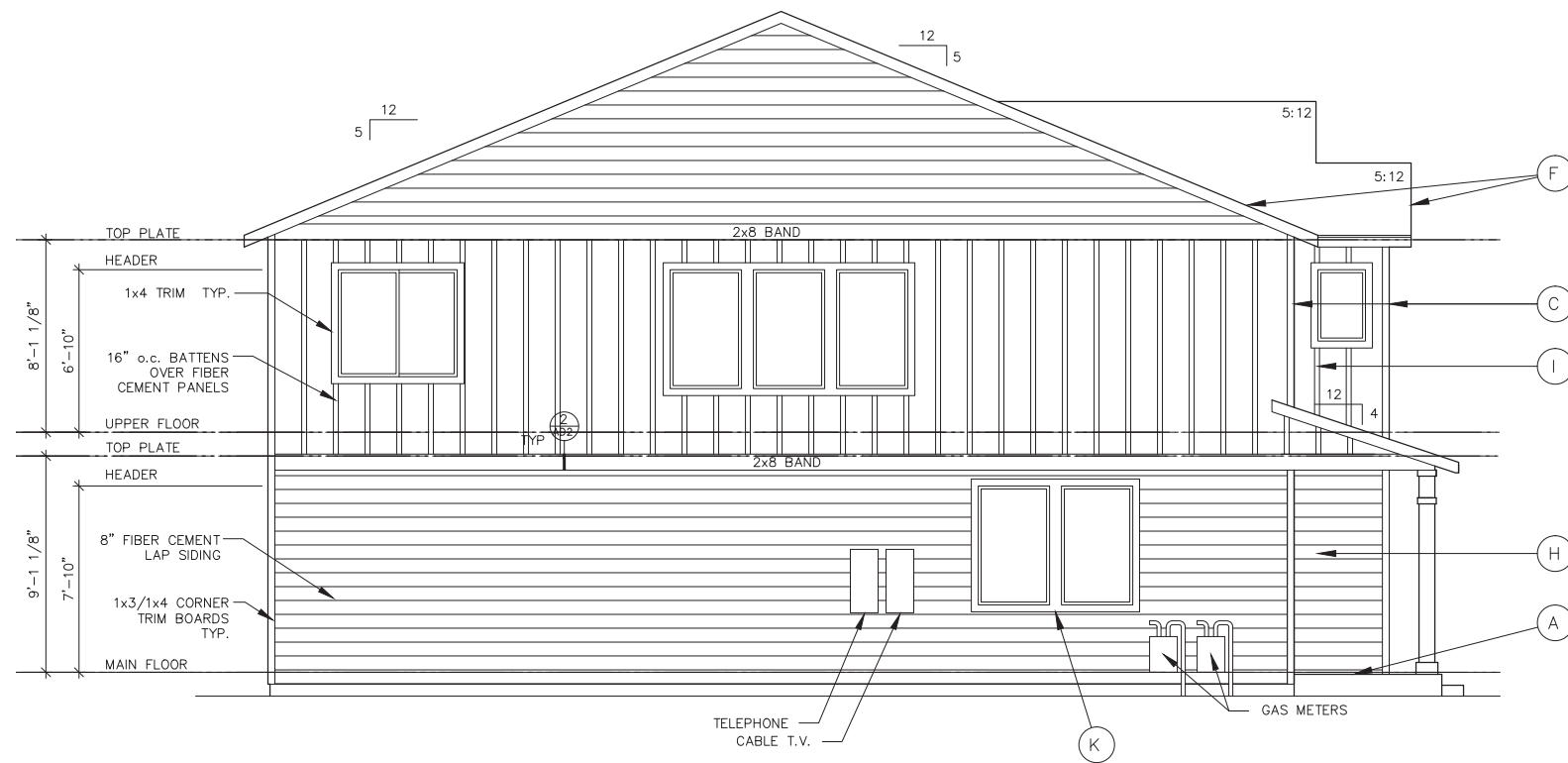
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**VOELKER ENGINEERING**  
 1911 116th Ave. NE  
 Bellevue, WA 98004  
 425-451-4946

BUILDER/DESIGNER:  
**D.R. HORTON**  
 4360 SW Macadam Ave, Suite 100  
 Portland, OR 97239  
 503-222-3719

KELLOGG CREEK  
 FOUR-PLEX ELEVATIONS

REL 2/22/16  
 7.0





STREET SIDE LEFT ELEVATION

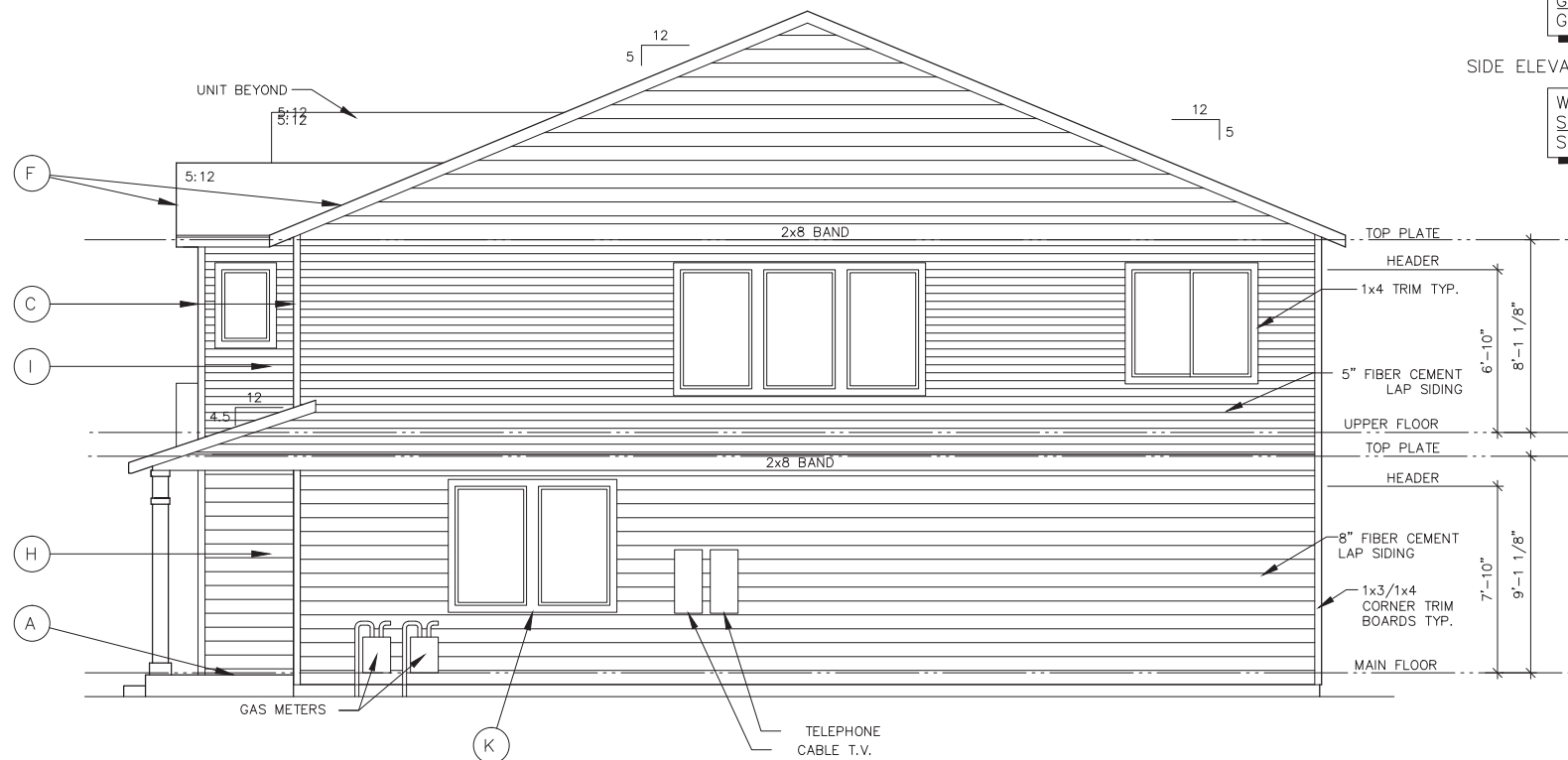
SCALE 1/4" = 1'-0"

SIDE ELEVATION GLAZING PERCENTAGE

WALL AREA	=	858 SF
GLAZING AREA	=	103.5 SF
GLAZING %	=	12.1 %

SIDE ELEVATION SIDING PERCENTAGE

WALL AREA	=	858 SF
SIDING AREA	=	425 SF
SIDING %	=	49.5 %



STREET SIDE RIGHT ELEVATION

SCALE 1/4" = 1'-0"

BUILDING DETAILED DESIGN ELEMENTS PER 19.505.1.C.4:

- A. COVERED PORCH AT LEAST 5 FT DEEP, AS MEASURED HORIZONTALLY FROM THE FACE OF THE MAIN BUILDING FAÇADE TO THE EDGE OF THE DECK, AND AT LEAST 5 FT WIDE.
- C. OFFSET ON THE BUILDING FACE OF AT LEAST 16 IN FROM 1 EXTERIOR WALL SURFACE TO THE OTHER.
- F. ROOF LINE OFFSETS OF AT LEAST 2 FT FROM THE TOP SURFACE OF 1 ROOF TO THE TOP SURFACE OF THE OTHER.
- H. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 IN WIDE (THE VISIBLE PORTION ONCE INSTALLED). THE SIDING MATERIAL MAY BE WOOD, FIBER-CEMENT, OR VINYL.
- I. BRICK, CEDAR SHINGLES, STUCCO, OR OTHER SIMILAR DECORATIVE MATERIALS COVERING AT LEAST 40% OF THE STREET-FACING FAÇADE.
- K. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 IN WIDE AND 5/8 IN DEEP.