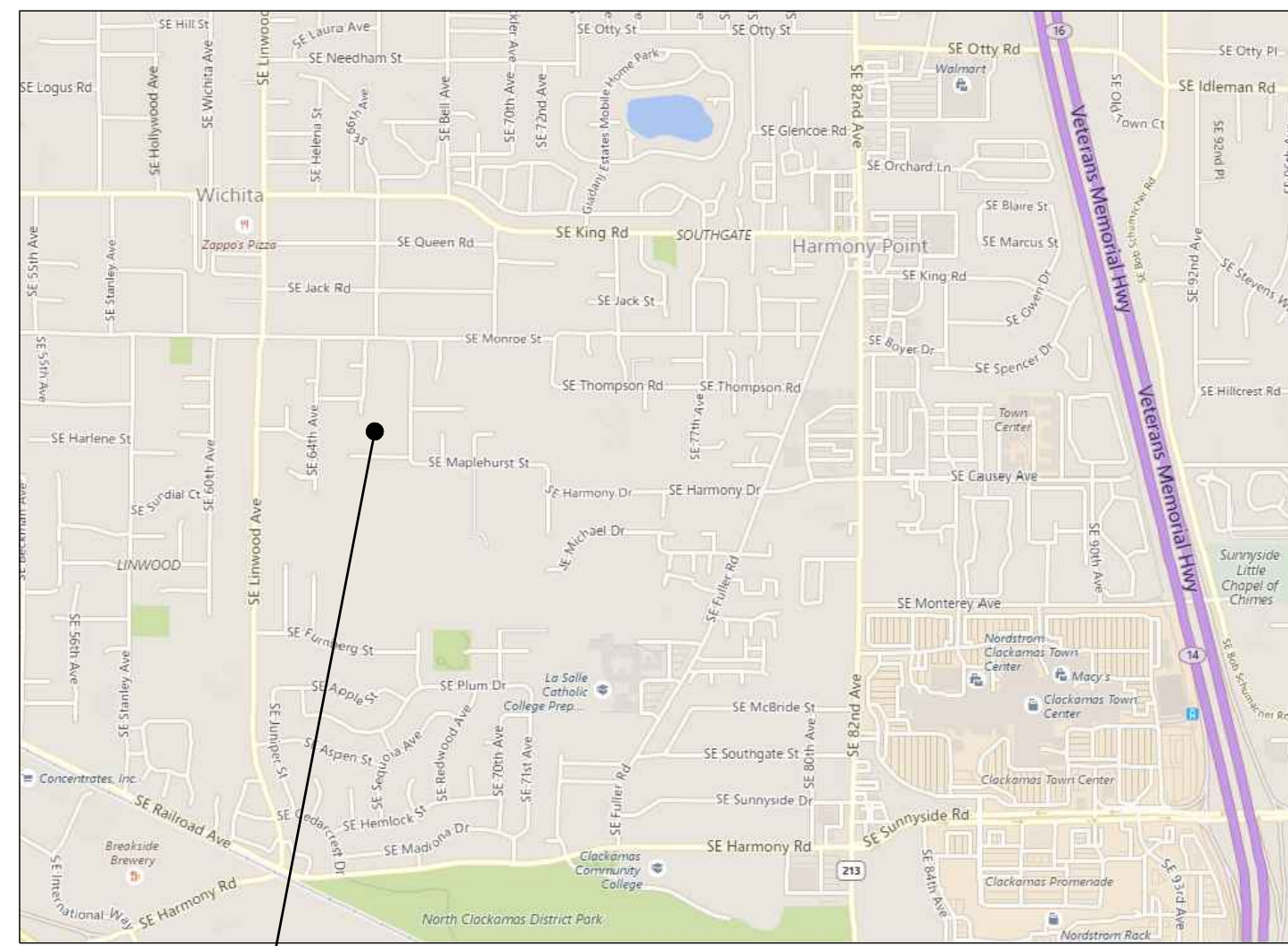


# SILAS HEIGHTS PRELIMINARY SUBDIVISION

11159 SE MAPLEHURST ROAD, MILWAUKIE, OR 97222-2852  
TAX LOT 100, MAP 12E32BC  
JULY, 2017



## VICINITY MAP

NTS

### UTILITY LOCATE TICKET INFO

UNDERGROUND UTILITIES WERE MARKED BY ONE CALL OREGON UNDER TICKET NO. 17123353.

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 SHOWN 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.

EXISTING UNDERGROUND UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**OWNER**  
DAVID RIGGINS  
13605 SE HIGHWAY 212  
MILWAUKIE, OR 97015

**DEVELOPER**  
SATI DEVELOPMENT LLC  
CONTACT: CURTIS GIBSON  
2050 SE BEAVERCREEK ROAD  
SUITE 338  
OREGON CITY, OR 97045  
PH: 503-891-2471

**CIVIL ENGINEER/LAND SURVEYOR**  
H.A. M<sup>COY</sup> ENGINEERING & SURVEYING  
CONTACT: HAYES M<sup>COY</sup>  
1180 SW LAKE ROAD  
SUITE 201  
REDMOND, OR 97756  
PH: 541-923-7554

LEGEND			
EXISTING	PROPOSED		
ECABL	EXISTING CABLE	SS	SANITARY SEWER MANHOLE
EGAS	EXISTING GAS	SD	STORM DRAIN MANHOLE, DRYWELL
EIRR	EXISTING IRRIGATION	WV	WATER VALVE, GAS VALVE
OHV	EXISTING OVERHEAD LINES	AV	AIR RELEASE VALVE
EPOWR	EXISTING POWER	BS	BACKFLOW PREVENTER
EX SS	EXISTING SANITARY SEWER	WM	WATER METER, GAS METER
EX SD	EXISTING STORM DRAIN	FD	FIRE HYDRANT
ECOMM	EXISTING TELECOMMUNICATIONS	CB	CATCH BASIN/CURB INLET
EWAT	EXISTING WATER	CI	CLEAN OUT
CABL	NEW CABLE	SP	SPIGOT
GAS	NEW GAS	SL	STREET LIGHT, PARKING LOT LIGHT
IRRG	NEW IRRIGATION	UP	UTILITY POLE, GUY ANCHOR
POWR	NEW POWER	UV	UTILITY VAULT
SSWR	NEW SANITARY SEWER	EP	ELECTRICAL PEDESTAL
SD	NEW STORM DRAIN	CP	CABLE PEDESTAL
COMM	NEW TELECOMMUNICATIONS	TP	TELECOMMUNICATIONS PEDESTAL
WAT	NEW WATER	IR	IRON ROD, IRON PIPE
FENCE	FENCE	TR	TREES
EXISTING RIGHT-OF-WAY	EXISTING RIGHT-OF-WAY	SI	SIGN
EXISTING EDGE OF GRAVEL	EXISTING EDGE OF GRAVEL	MB	MAILBOX
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT		
EXISTING CURB	EXISTING CURB		
NEW RIGHT-OF-WAY	NEW RIGHT-OF-WAY		
NEW EDGE OF GRAVEL	NEW EDGE OF GRAVEL		
NEW EDGE OF PAVEMENT	NEW EDGE OF PAVEMENT		
NEW CURB	NEW CURB		

### SHEET INDEX

- P1.0 COVER SHEET AND EXISTING CONDITIONS
- P1.1 PRELIMINARY PLAT
- P1.2 SITE PLAN
- P1.3 PRELIMINARY DRAINAGE PLAN

### SITE INFORMATION

ADDRESS: 11159 SE MAPLEHURST ROAD, MILWAUKIE, OR 97222-2852

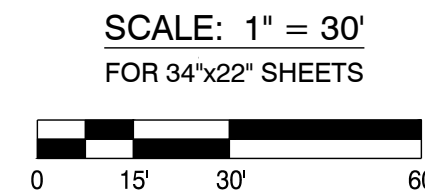
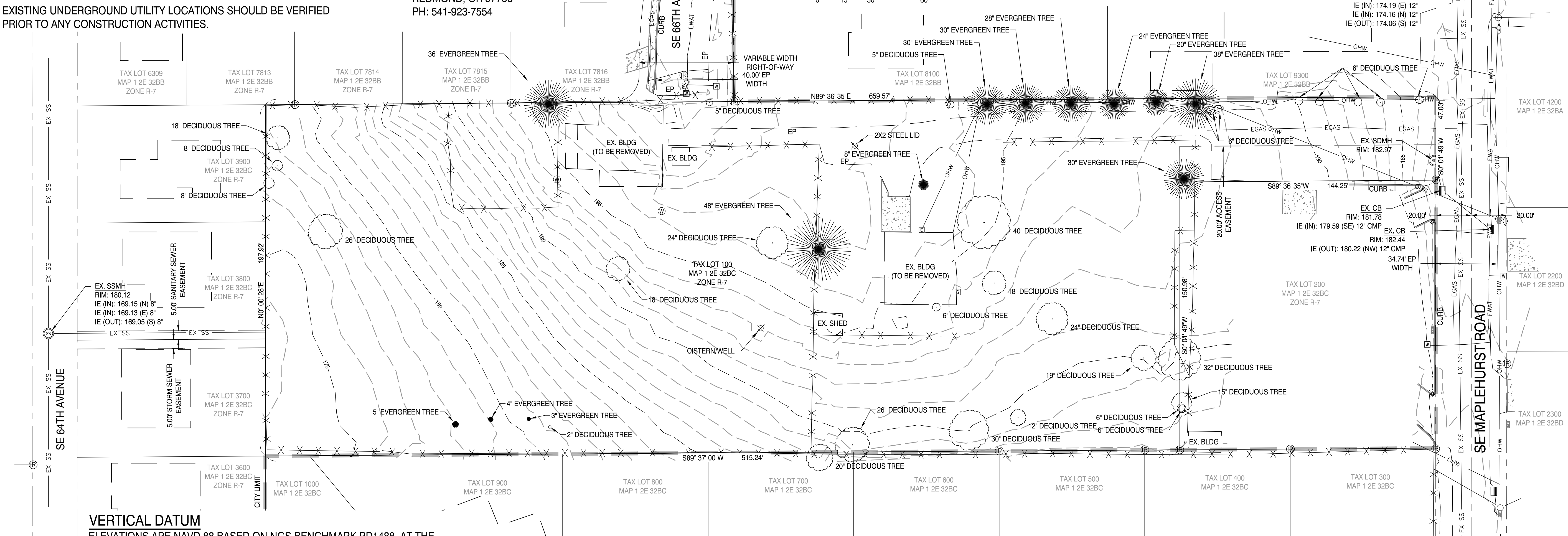
TAX ASSESSORS MAP: TAX LOT 100, MAP 12E32BC

PROPERTY SIZE: 2.50 ACRES

ZONING: R-7

### PROPOSED USE

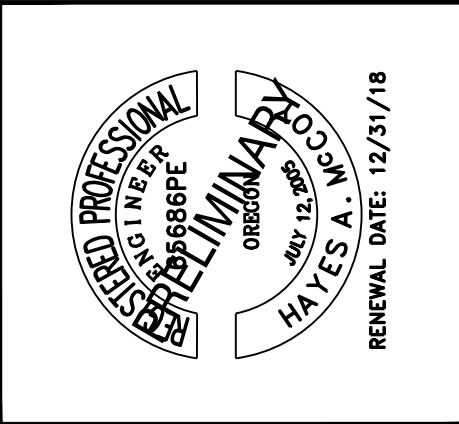
11 LOT SUBDIVISION



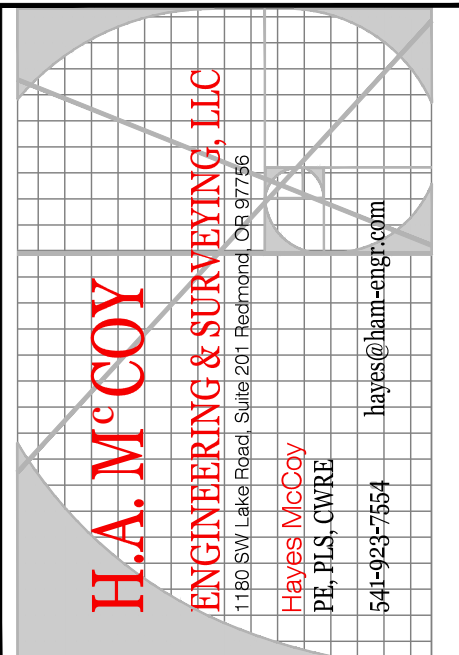
### PRELIMINARY SITE PLAN

### VERTICAL DATUM

ELEVATIONS ARE NAVD 88 BASED ON NGS BENCHMARK RD1488, AT THE INTERSECTION OF STATE HIGHWAY 224 AND MONROE STREET. ELEVATION: 97.93 (NAVD 88)



DRAWING STATUS:	DATE:	REVISION:	DATE:
EX. CONDITIONS	06/29/17		
SITE PLAN	07/25/17		



PROJECT: SILAS HEIGHTS  
PROJECT LOCATION: MILWAUKIE, OREGON  
CLIENT: CURTIS GIBSON

SHEET TITLE:  
COVER SHEET AND EXISTING CONDITIONS

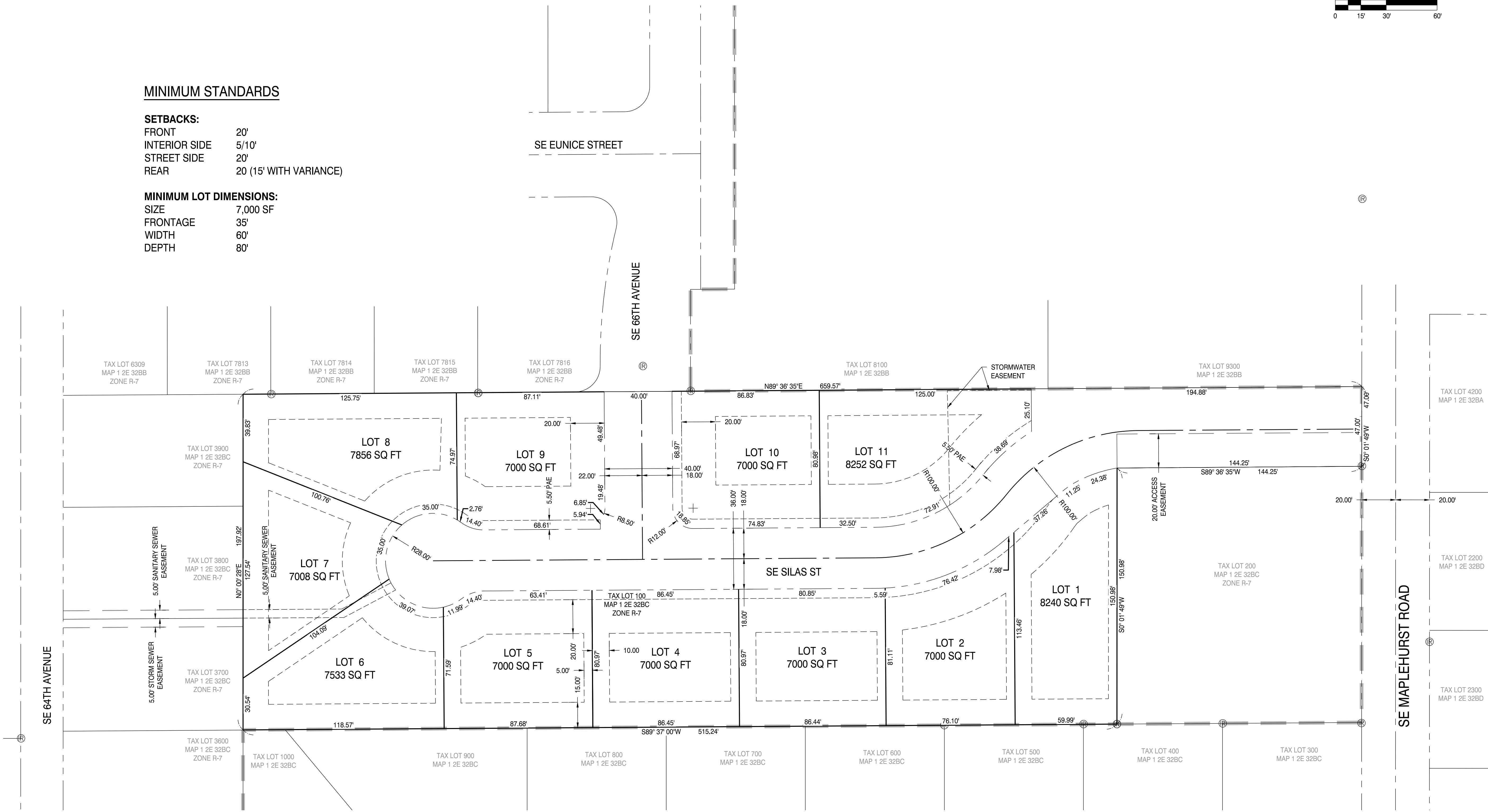
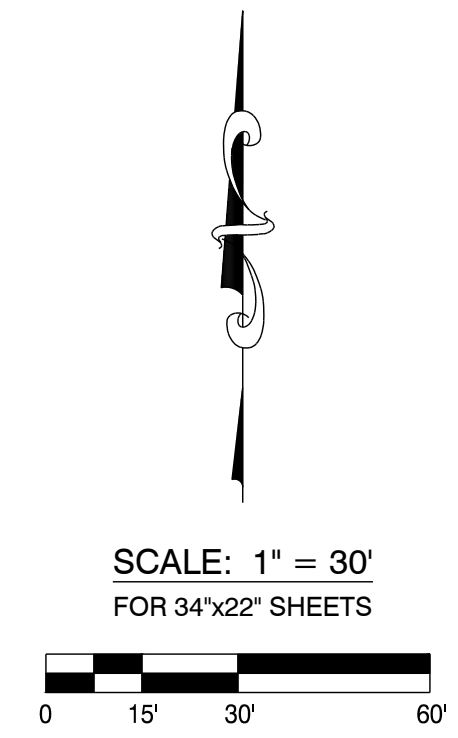
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DRAWN BY: CPF  
DRAWING: P1.0

FILE: \\FREEMAS\area\HAM\_Eng\17-031\_Riggins\_Subdivision\_Milwaukie\Planning\170724-17031-PLAN.dwg 7/27/2017 4:31 PM - Owner

**MINIMUM STANDARDS**

**SETBACKS:**  
 FRONT 20'  
 INTERIOR SIDE 5/10'  
 STREET SIDE 20'  
 REAR 20 (15' WITH VARIANCE)

**MINIMUM LOT DIMENSIONS:**  
 SIZE 7,000 SF  
 FRONTAGE 35'  
 WIDTH 60'  
 DEPTH 80'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
**PRELIMINARY**  
 JULY 11, 2008  
 HAYES A. McCOY  
 666666  
 EXPIRES 12/31/18

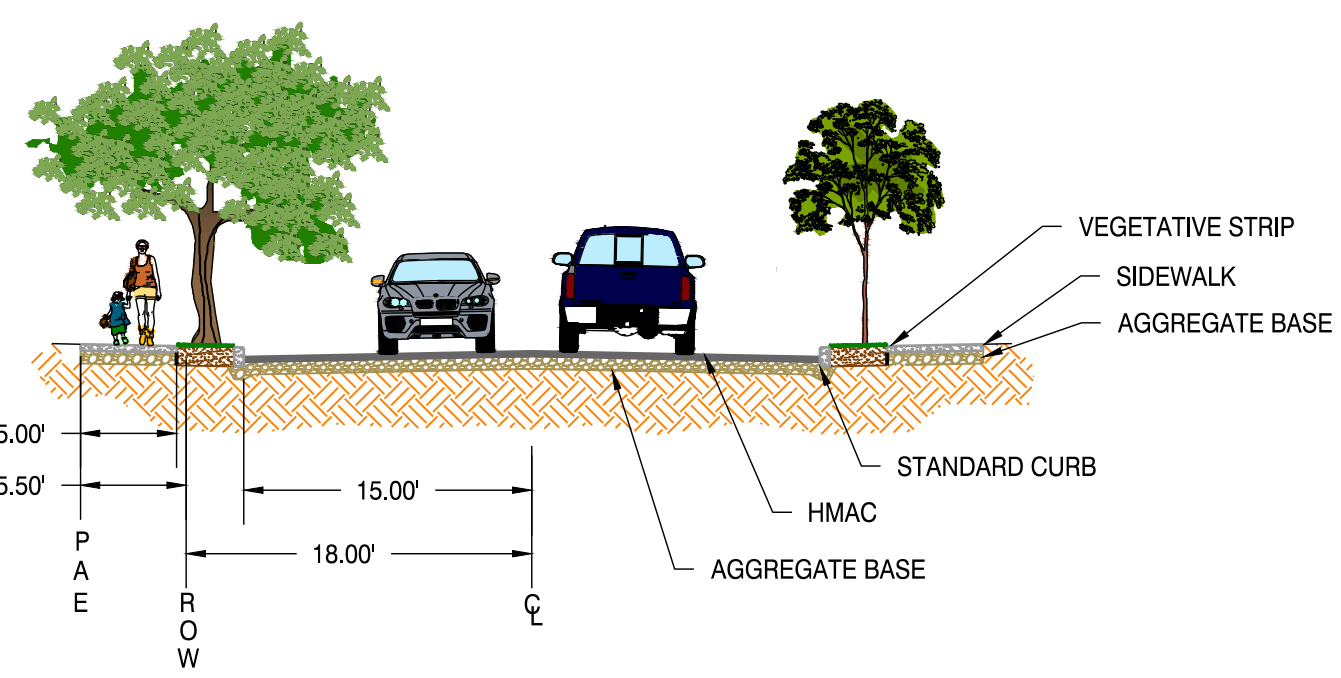
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<input type="checkbox"/>				
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**H.A. McCOY**  
 ENGINEERING & SURVEYING, LLC  
 1180 SW Lake Road, Suite 201, Beaverton, OR 97006  
 HAYES A. McCOY  
 P.L. H.S. LICENSE  
 54-423-7554  
 hayes@ham-eng.com

PROJECT: SILAS HEIGHTS  
 PROJECT LOCATION: MILWAUKIE, OREGON  
 CLIENT: CURTIS GIBSON

SHEET TITLE:  
**PRELIMINARY PLAT**

JOB NO. 17-031  
 DRAWN BY: CPF  
 DRAWING:  
**P1.1**



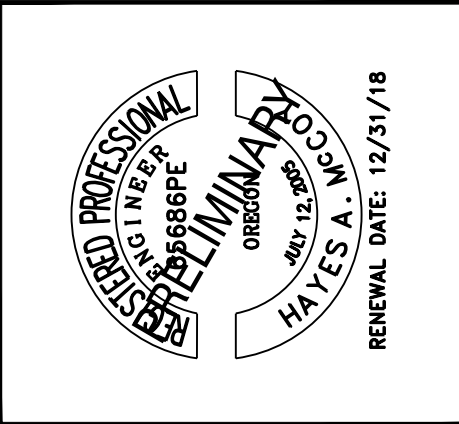
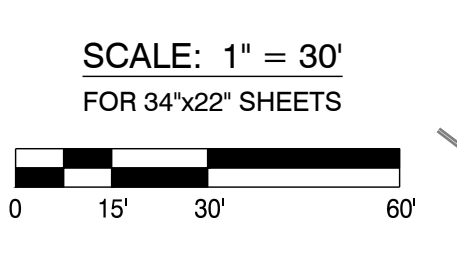
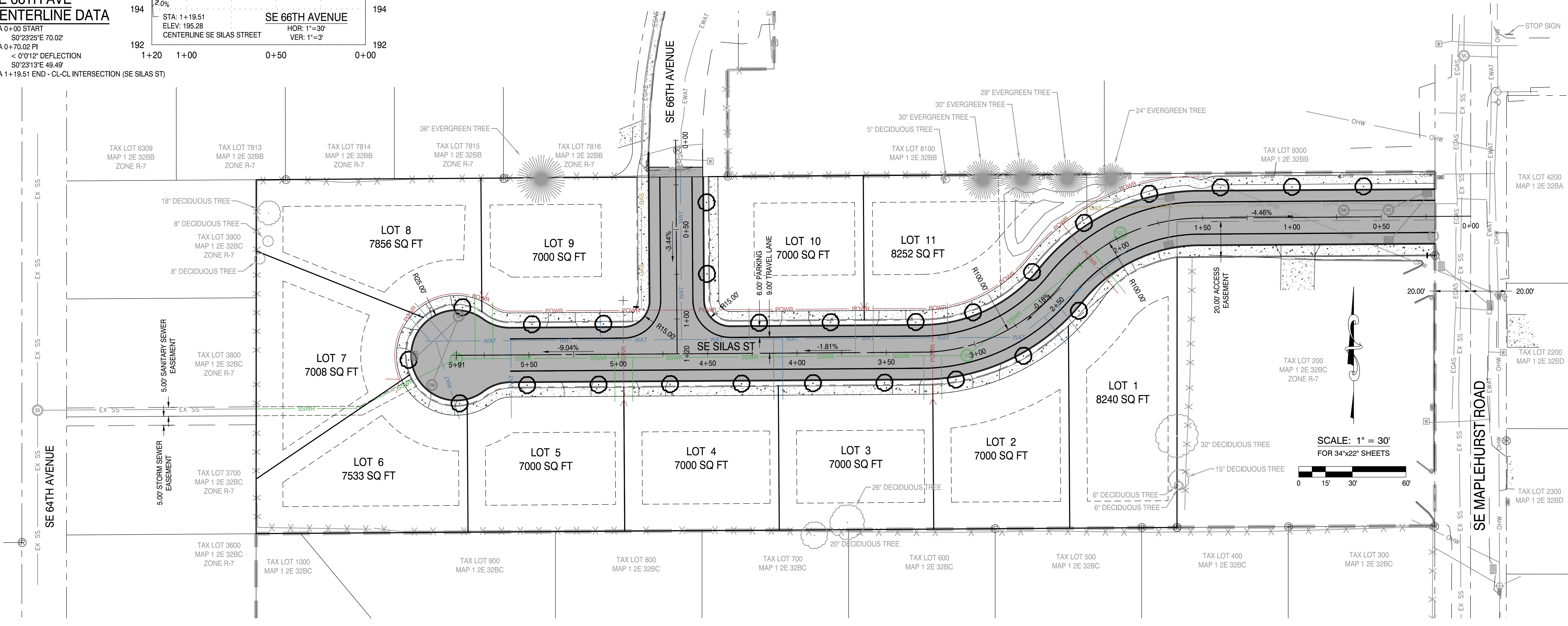
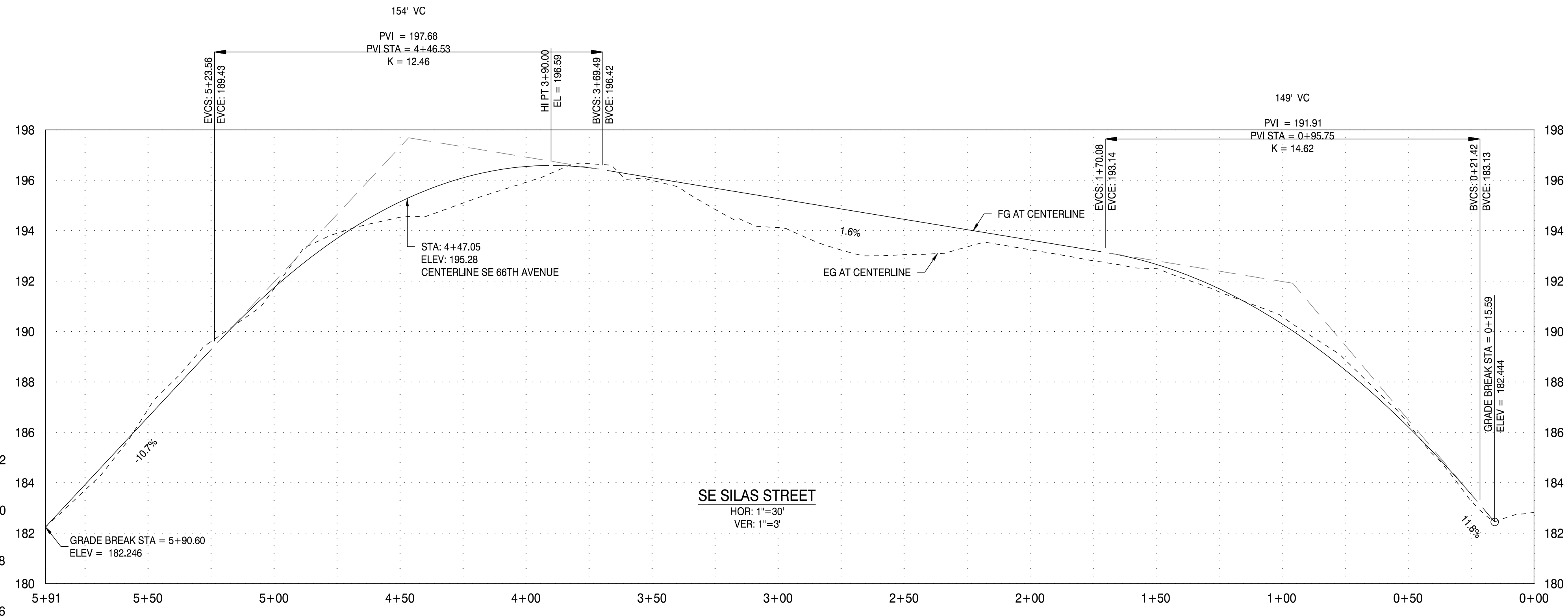
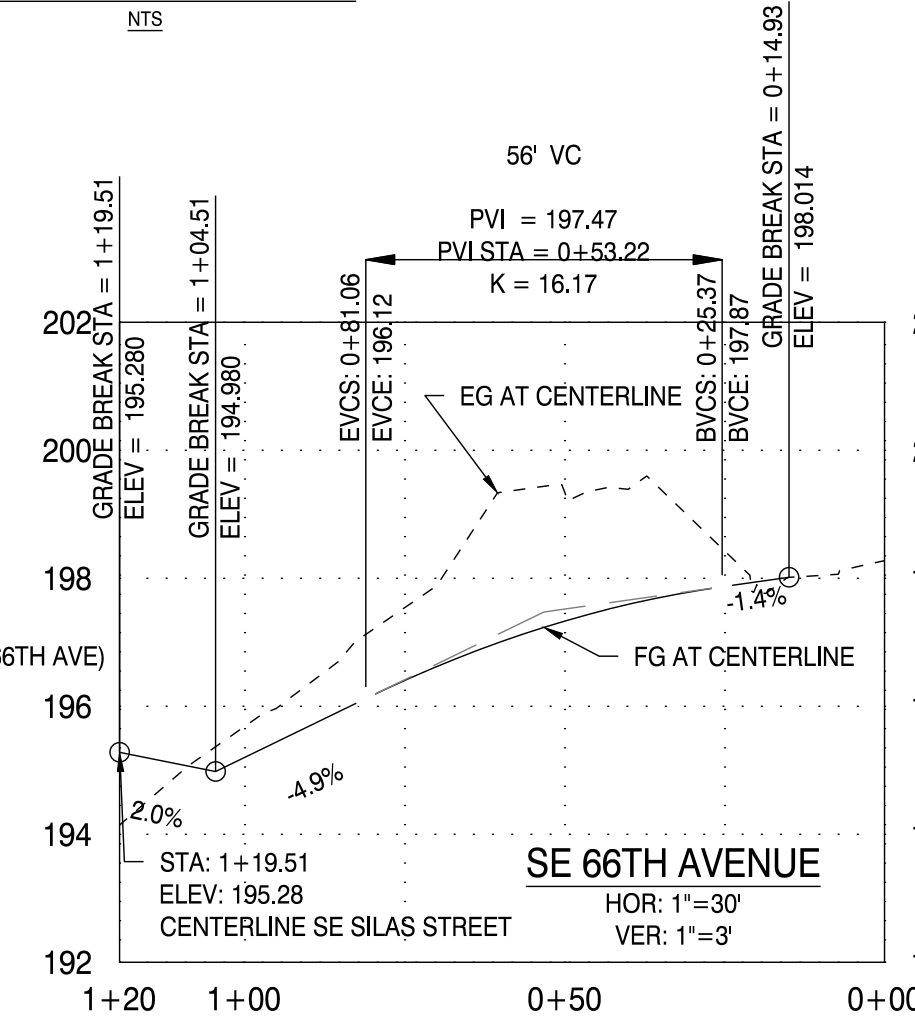
LOCAL STREET SECTION  
NTS

**SE SILAS ST  
CENTERLINE DATA**

STA 0+00 START  
S89°38'35"W 151.91'  
STA 1+51.91 PC  
R=100.00'  
L=88.91'  
DELTA=50°58'31"  
STA 2+40.82 PRC  
R=100.00'  
L=88.92'  
DELTA=50°58'44"  
STA 3+29.72 PT  
S89°46'37"W 137.33'  
STA 4+67.05 CL-CL INTERSECTION (SE 66TH AVE)  
S89°46'37"W 123.55'  
STA 5+90.60 END

**SE 66TH AVE  
CENTERLINE DATA**

STA 0+00 START  
S0°23'25"E 70.02'  
STA 0+70.02 PI  
< 0°0'12" DEFLECTION  
S0°23'13"E 49.49'  
STA 1+19.51 END - CL-CL INTERSECTION (SE SILAS ST)



DRAWING STATUS:	DATE:	REVISION:	DATE:
EX. CONDITIONS	06/29/17		
SITE PLAN	07/25/17		

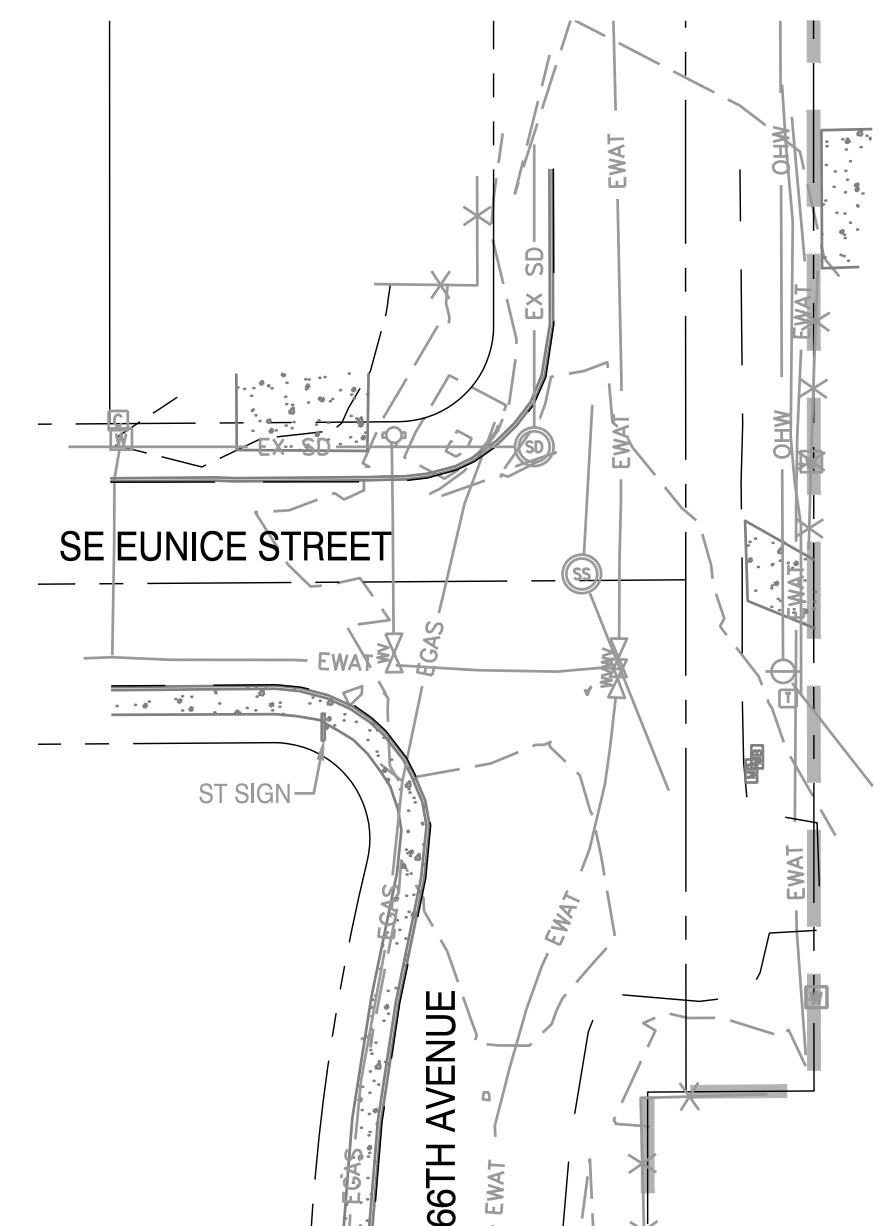
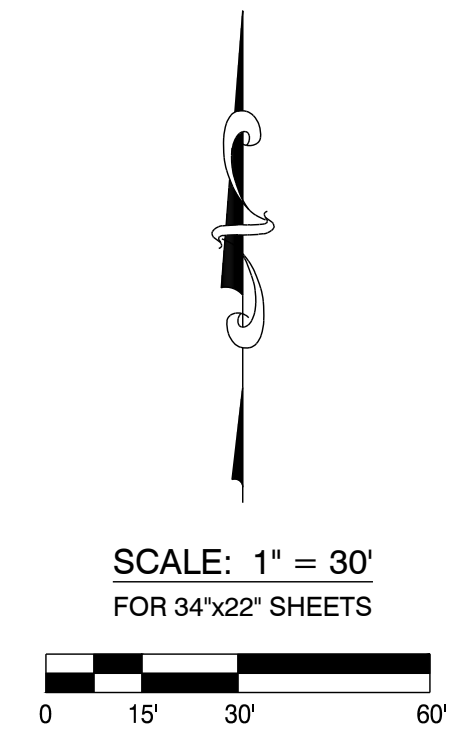
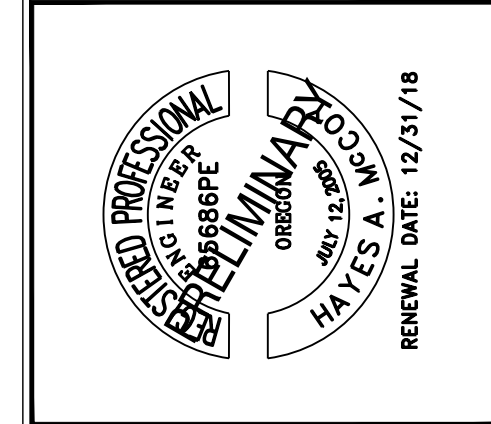
**H.A. MCCOY**  
ENGINEERING & SURVEYING, LLC  
1180 SW Lake Road, Suite 201, Beaverton, OR 97006  
HAYES@hmc-coy.com  
PL. 1180 SW LAKE ROAD  
541-424-7554  
hayes@hmc-engr.com

PROJECT: SILAS HEIGHTS  
PROJECT LOCATION: MILWAUKIE, OREGON  
CLIENT: CURTIS GIBSON

SHEET TITLE: SITE PLAN

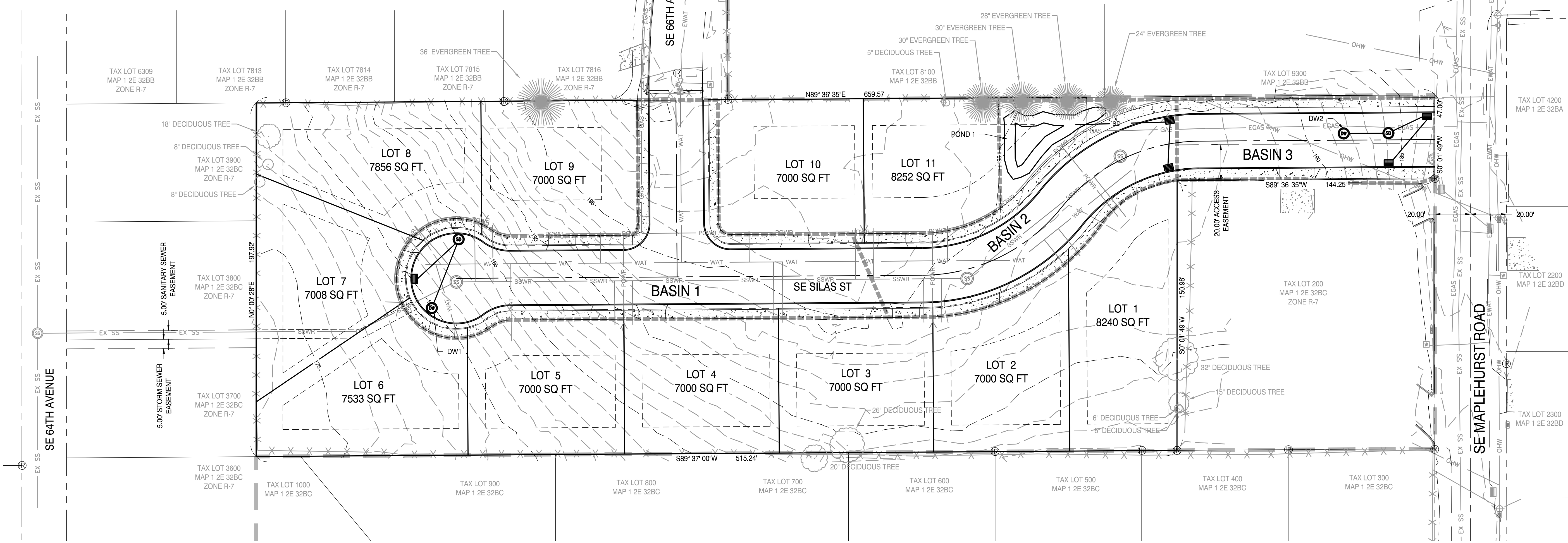
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DRAWING: P1.2

FILE: \\FREEMAS\area\HAM\_Eng\17-031\_Riggins\_Subdivision\_Milwaukie\Planning\170724-17031-PLAN.dwg 7/27/2017 4:31 PM - Owner



BASIN	PUBLIC IMPERVIOUS AREA (SF)	Tree Credits (SF)	RUNOFF VOLUME (CF)	DRAIN ROCK (CY)	REQUIRED VOLUME (CF)	DRYWELL CAPACITY VOLUME (CF)	INFILTRATION VOLUME (CF)	DESIGN CAPACITY (CF)	DESIGN 50-YR/24-HR INFILTRATION RATE (IN/HR)	FACTOR OF SAFETY	TEST INFILTRATION RATE (IN/HR)
1	14634	1400	4138	160	1602	1684	4138	5822	2.820	2.0	5.64
2	8029	803	2207	N/A	400	500	2207	2707	2.820	2.0	5.64
3	6069	300	1917	90	691	945	1917	2862	2.820	2.0	5.64

CURVE NUMBER FOR IMPERVIOUS AREA = 98.



DRAWING STATUS:	DATE:	No.	REVISION:	DATE:
<input type="checkbox"/> EX. CONDITIONS	06/29/17	1		
<input type="checkbox"/> SITE PLAN	07/25/17	2		
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<input type="checkbox"/>		9		
<input type="checkbox"/>		10		

**H.A. M'COY**  
ENGINEERING & SURVEYING, LLC  
1180 SW Lake Road, Suite 201, Beaverton, OR 97006  
PL. H.A. M'COY  
541-423-7554  
hmc@ham-engr.com

PROJECT: SILAS HEIGHTS  
PROJECT LOCATION: MILWAUKIE, OREGON  
CLIENT: CURTIS GIBSON

SHEET TITLE: PRELIMINARY DRAINAGE PLAN

JOB NO. 17-031  
DRAWN BY: CPF  
DRAWING: P1.3