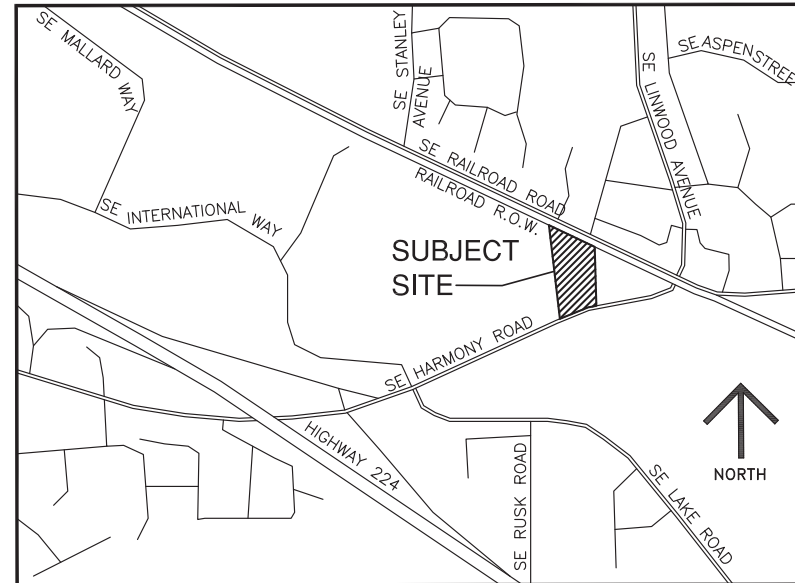


PRELIMINARY DEVELOPMENT PLANS

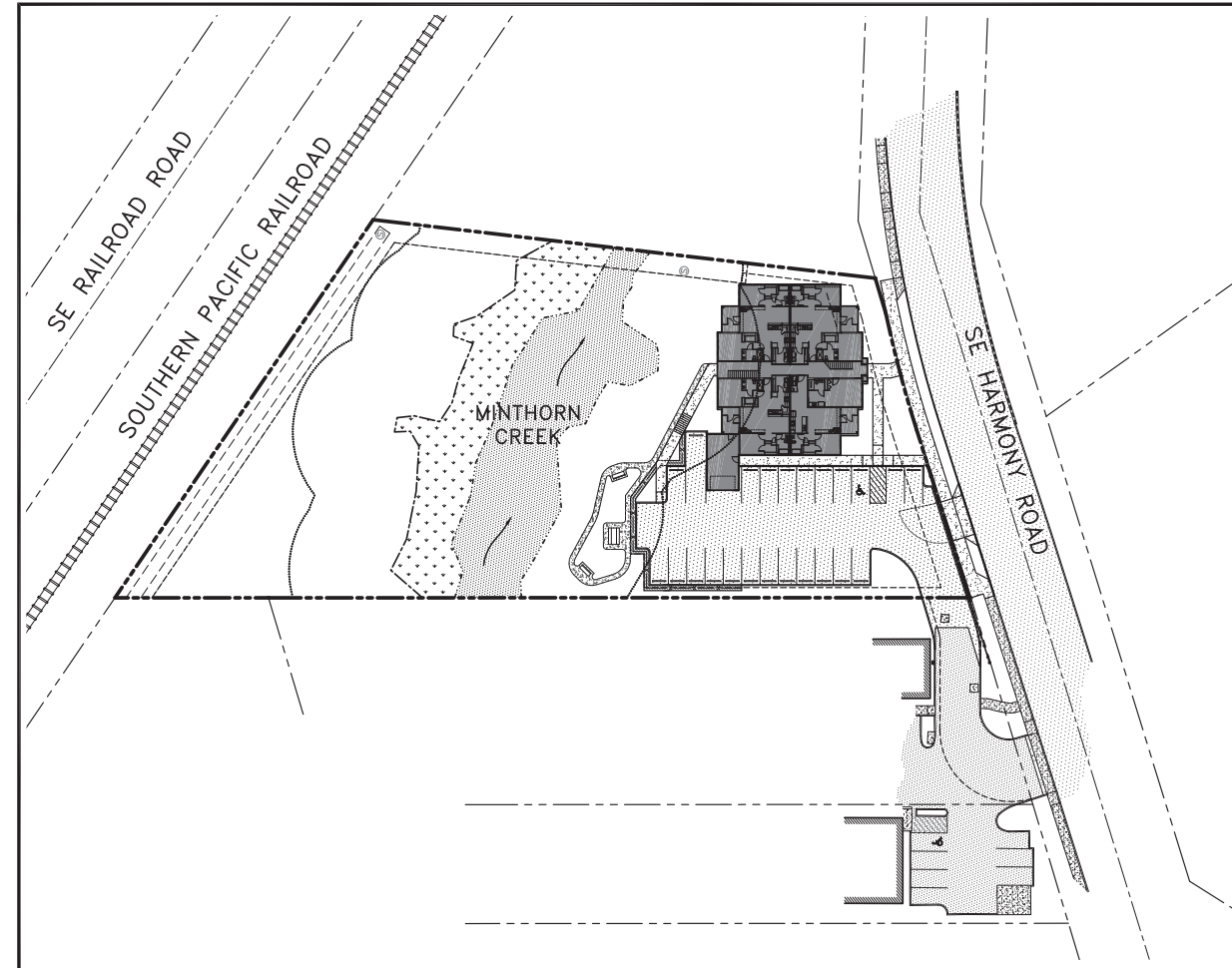
HARMONY PARK TOWNHOMES PH II

MILWAUKIE, ORE.

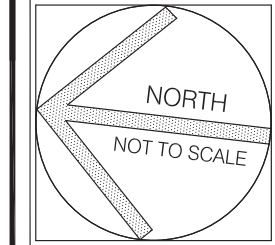
Cascadia
 Planning + Development Services
 PO Box 1920
 Silverton, Oregon 97381
 503-804-1089
 steve@cascadiapd.com
 www.cascadiapd.com



VICINITY MAP



SITE MAP



INDEX OF DRAWINGS

- P-1 COVER SHEET
- P-2 EXISTING CONDITIONS PLAN
- P-3 AERIAL PHOTOGRAPH/LAND USE PLAN
- P-4 PRELIMINARY SITE PLAN
- P-5 WATER QUALITY RESOURCE IMPACTS PLAN
- P-6 PARKING LOT/WQR PLANTING AREAS PLAN
- C-1 PRELIMINARY CIVIL SITE PLAN
- C-2 PRELIMINARY UTILITY PLAN
- C-3 PRELIMINARY GRADING/EROSION AND SOIL CONTROL/
CONSTRUCTION MANAGEMENT PLAN
- A-1 APARTMENT BUILDING ELEVATIONS
- A-2 APARTMENT BUILDING FLOOR PLANS

CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II

T.L. 2200 / T.M. 1S2E31D
 CLACKAMAS COUNTY, OREGON

6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

APPLICANT / PROPERTY OWNER

HPA 2, LLC
 10117 SE SUNNYSIDE ROAD, SUITE 545
 CLACKAMAS, OR 97015
 702-234-9961
 CONTACT: ED WILLIAMS

APPLICANT'S REPRESENTATIVE

CASCADIA PLANNING + DEVELOPMENT SERVICES
 PO BOX 1920
 SILVERTON, OR 97038
 503-804-9294
 CONTACT: STEVE KAY, AICP

ARCHITECTURAL DESIGNER

CREATIONS NORTHWEST
 2500 WILLAMETTE FALLS DRIVE, SUITE 207
 WEST LINN, OR 97068
 503-485-1836
 CONTACT: ROBERT HORNADAY

CIVIL ENGINEER

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OR 97027
 503-657-0188
 CONTACT: TIM SISUL, PE

ENVIRONMENTAL CONSULTANT

SWCA ENVIRONMENTAL CONSULTANTS
 1220 SW MORRISON STREET, SUITE 700
 PORTLAND, OR 97201
 503-224-0333
 CONTACT: MIRTH WALKER, PWS

LAND SURVEYOR

SUMMIT LAND SURVEYORS
 12950 SW PACIFIC HIGHWAY, SUITE 255
 TIGARD, OR 97223
 503-928-5589
 CONTACT: JOHN WADE, PLS

COVER SHEET







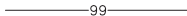













MAY 24, 2018

REVISIONS



P-1

SURVEY LEGEND - EXISTING FEATURES

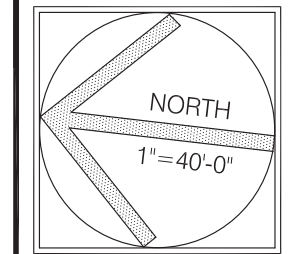
	CONCRETE WALL		CATCH BASIN / AREA DRAIN
	RAIL ROAD		SANITARY SEWER MANHOLE
	FENCE		UTILITY GUY POLE
	MINOR CONTOUR		UTILITY GUY WIRE
	MAJOR CONTOUR		ELECTRIC VAULT
	WETLAND DELINEATION		COMMUNICATIONS PEDESTAL
	SANITARY SEWER LINE		DECIDUOUS TREE
	GAS LINE		EVERGREEN TREE
	WATER LINE		SURVEY FOUND MONUMENT
	WATER METER/SERVICE		
	WATER VALVE		

GENERAL NOTES:

1. BENCHMARK INFORMATION. 3-1/2" BRONZE DISK IN SIDEWALK PER USBT 2001-040. BEING THE NORTHEAST CORNER OF JOHN GARRETT DLC NO. 61, ALSO BEING THE SOUTHEAST CORNER OF JOHN GARRETT DLC NO. 38 ON THE NORTH LINE OF SECTION 5. SEE CLACKAMAS COUNTY SN 2004-356 SHEET 4 OF 14. ELEVATION = 85.30'
2. THE BOUNDARY DEPICTED HERE ON IS PRELIMINARY AND IS SUBJECT TO CHANGE. IF ADDITIONAL MONUMENTS ARE FOUND ALONG THE NORTH LINE, THE BOUNDARY RETRACEMENT WILL BE REVISED ACCORDINGLY.
3. THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A TOPOGRAPHIC BASE MAP OF TAX LOT 2200 TAX MAP 1S 2E 31D SHOWING EXISTING CONDITIONS ALONG WITH THE WETLAND DELINEATION AND MARKERS. THE AREA NORTH OF THE HEAVY VEGETATION DEMARKATION HAS NOT BEEN ACCURATELY SURVEYED, OTHER THAN THE WETLAND MARKERS DEPICTED HEREON.
4. AS OF THE DATE OF THIS MAPPING, THERE WERE NO UNDERGROUND UTILITY PAINT MARKINGS TO MAP THE SUBSURFACE UTILITIES.
5. MANHOLES SHOWN HEREON ARE TO CENTER OF MANHOLE LID, NOT CENTER OF STRUCTURE.



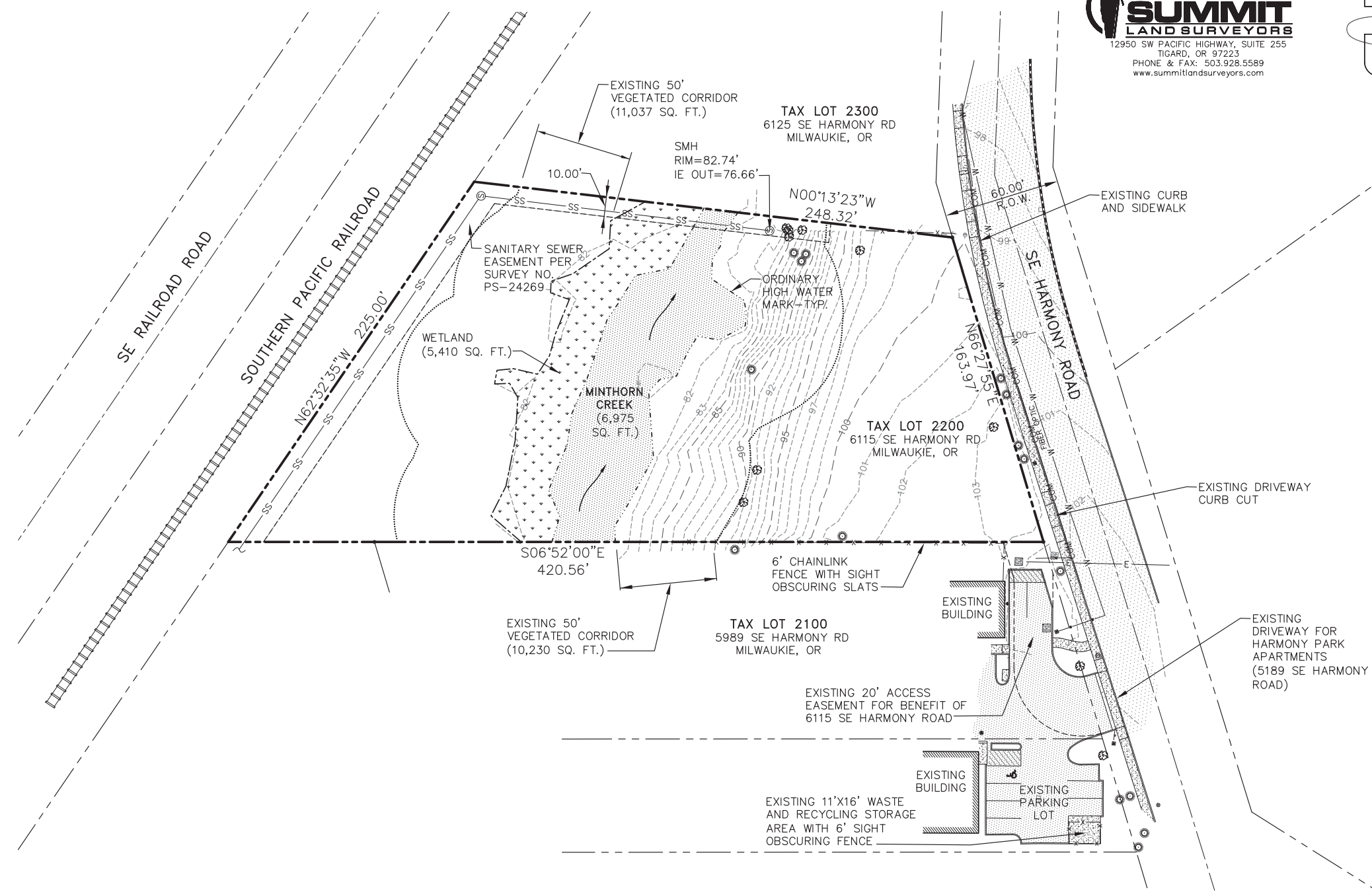
Cascadia
 Planning + Development Services
 PO Box 1920
 Silverton, Oregon 97381
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 steve@cascadiapd.com
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SUMMIT
 LAND SURVEYORS
 12950 SW PACIFIC HIGHWAY, SUITE 255
 TIGARD, OR 97223
 PHONE & FAX: 503.928.5589
 www.summitlandsurveyors.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR




OREGON
 FEBRUARY 08, 2000
 JOHN R. WADE
 59999 LS
 EXPIRES: 06/30/18



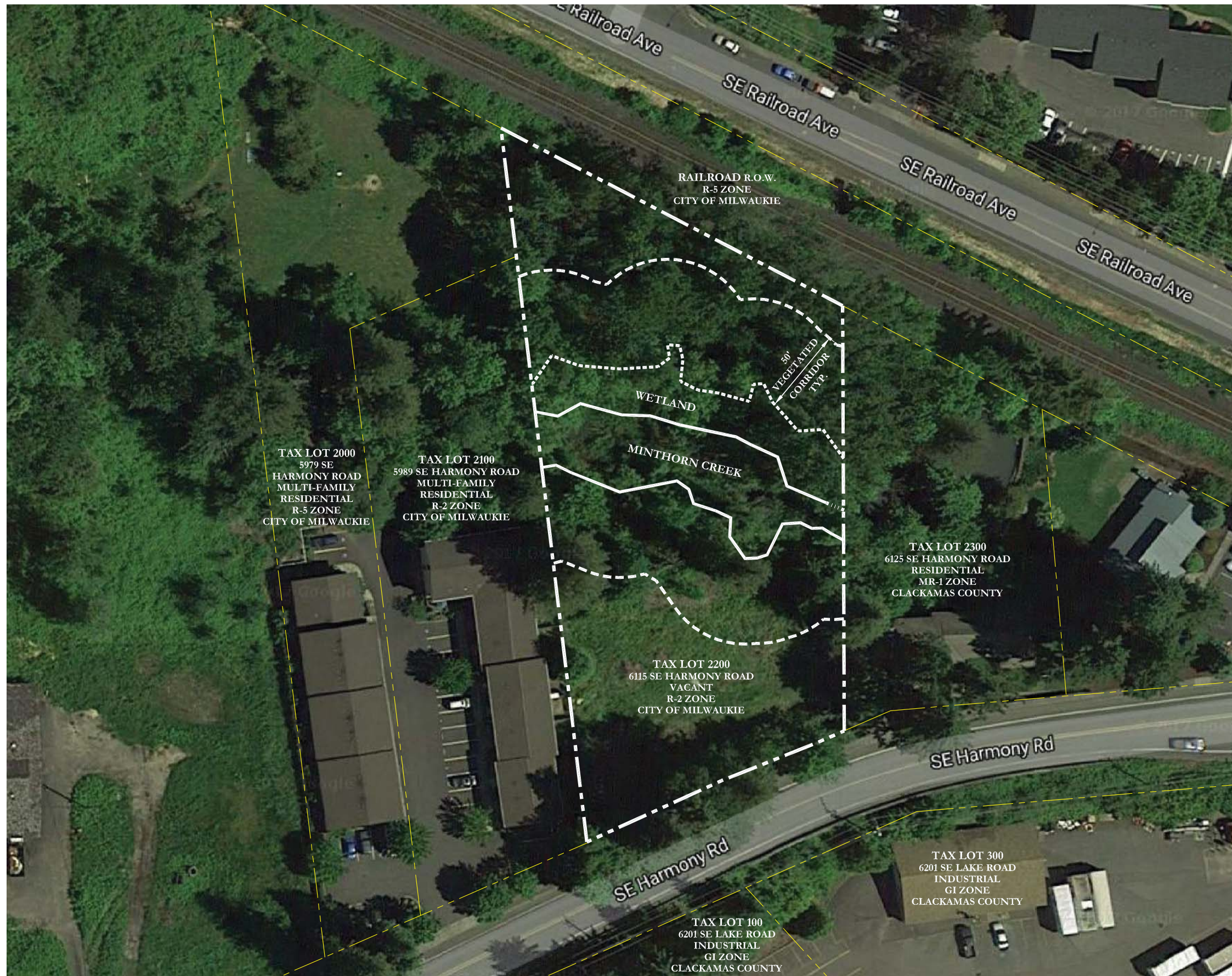
CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II
 6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

T.L. 2200 / T.M. 1S2E31D
 CLACKAMAS COUNTY, OREGON

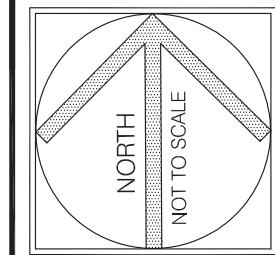
EXISTING CONDITIONS
 MAY 24, 2018

REVISIONS




P-2
 SHEET 2 OF 11



Cascadia
 Planning + Development Services
 PO Box 1920
 Silverton, Oregon 97381
 503-804-1089
 steve@cascadiapd.com
 www.cascadiapd.com

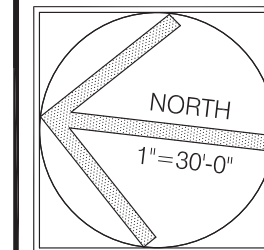


CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II
 T.L. 2200 / T.M. 1S2E31D
 CLACKAMAS COUNTY, OREGON
 6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

AERIAL PHOTO/
 LAND USE PLAN
 MAY 24, 2018

REVISIONS
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P-3
 SHEET 3 OF 11



CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II
 T.L. 2200 / T.M. 1S2E31D
 CLACKAMAS COUNTY, OREGON
 6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

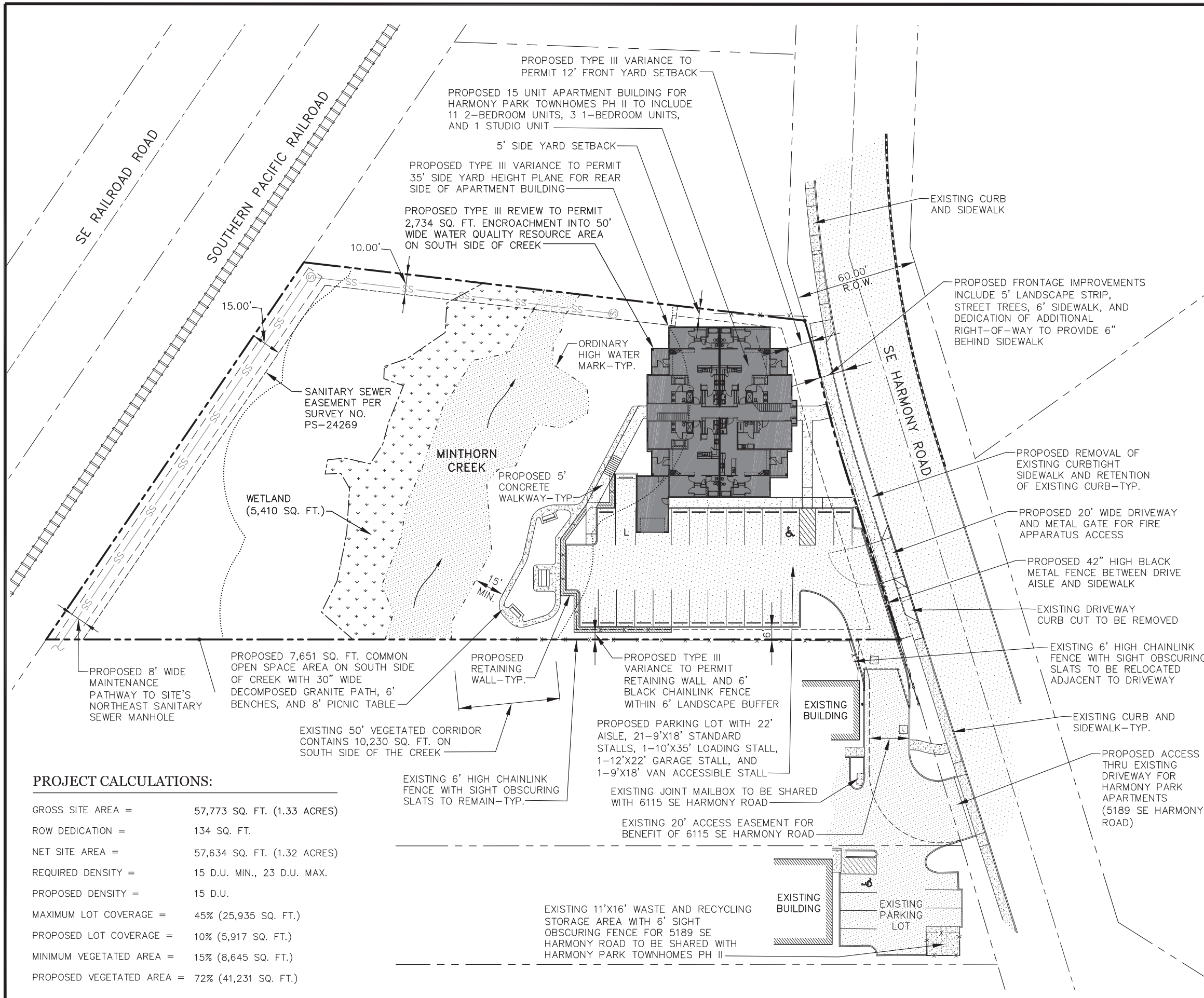
**PRELIMINARY
 SITE PLAN**

MAY 24, 2018

REVISIONS
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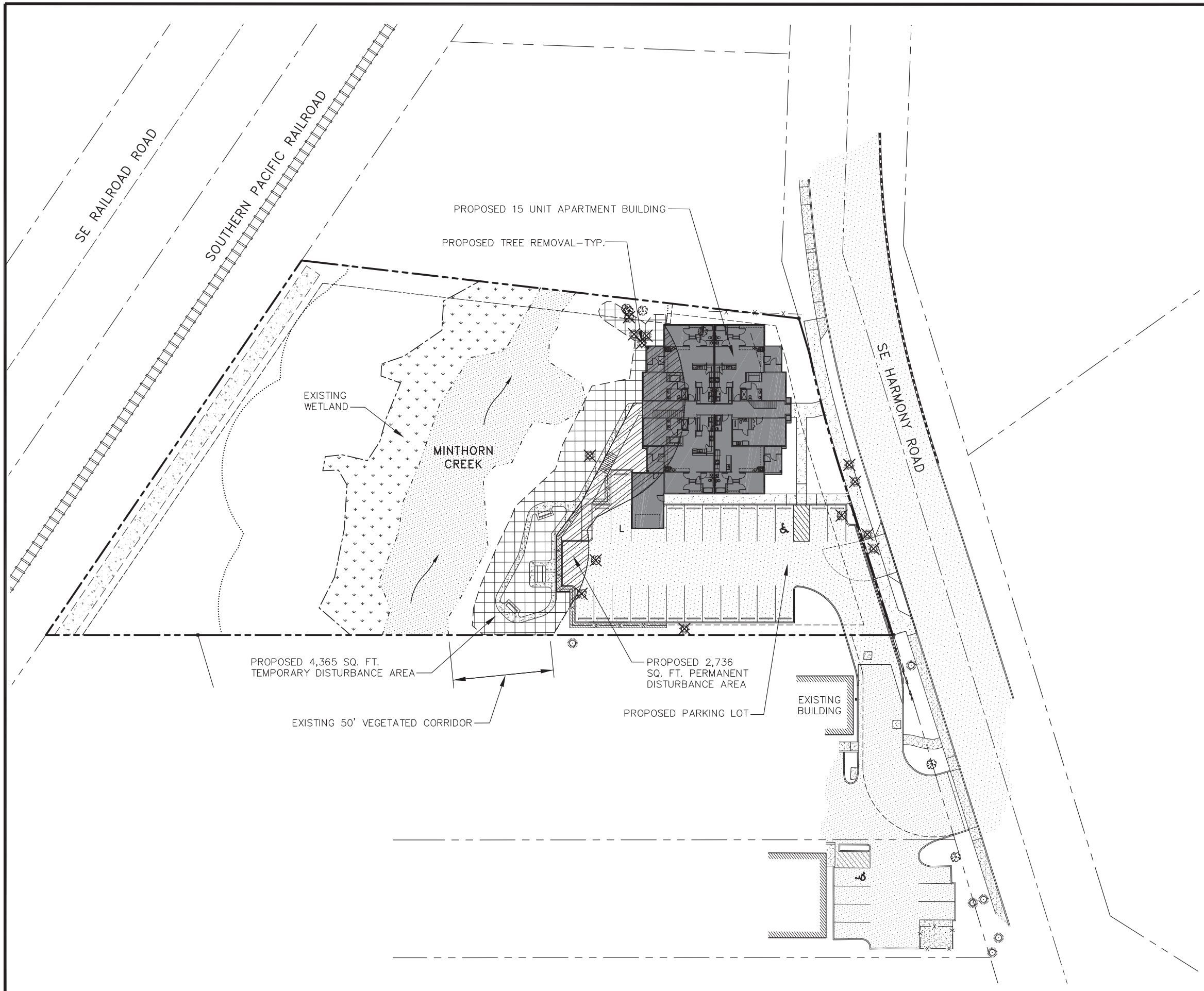
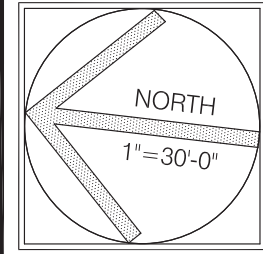
P-4

SHEET 4 OF 11



PROJECT CALCULATIONS:

GROSS SITE AREA =	57,773 SQ. FT. (1.33 ACRES)
ROW DEDICATION =	134 SQ. FT.
NET SITE AREA =	57,634 SQ. FT. (1.32 ACRES)
REQUIRED DENSITY =	15 D.U. MIN., 23 D.U. MAX.
PROPOSED DENSITY =	15 D.U.
MAXIMUM LOT COVERAGE =	45% (25,935 SQ. FT.)
PROPOSED LOT COVERAGE =	10% (5,917 SQ. FT.)
MINIMUM VEGETATED AREA =	15% (8,645 SQ. FT.)
PROPOSED VEGETATED AREA =	72% (41,231 SQ. FT.)



CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II

6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

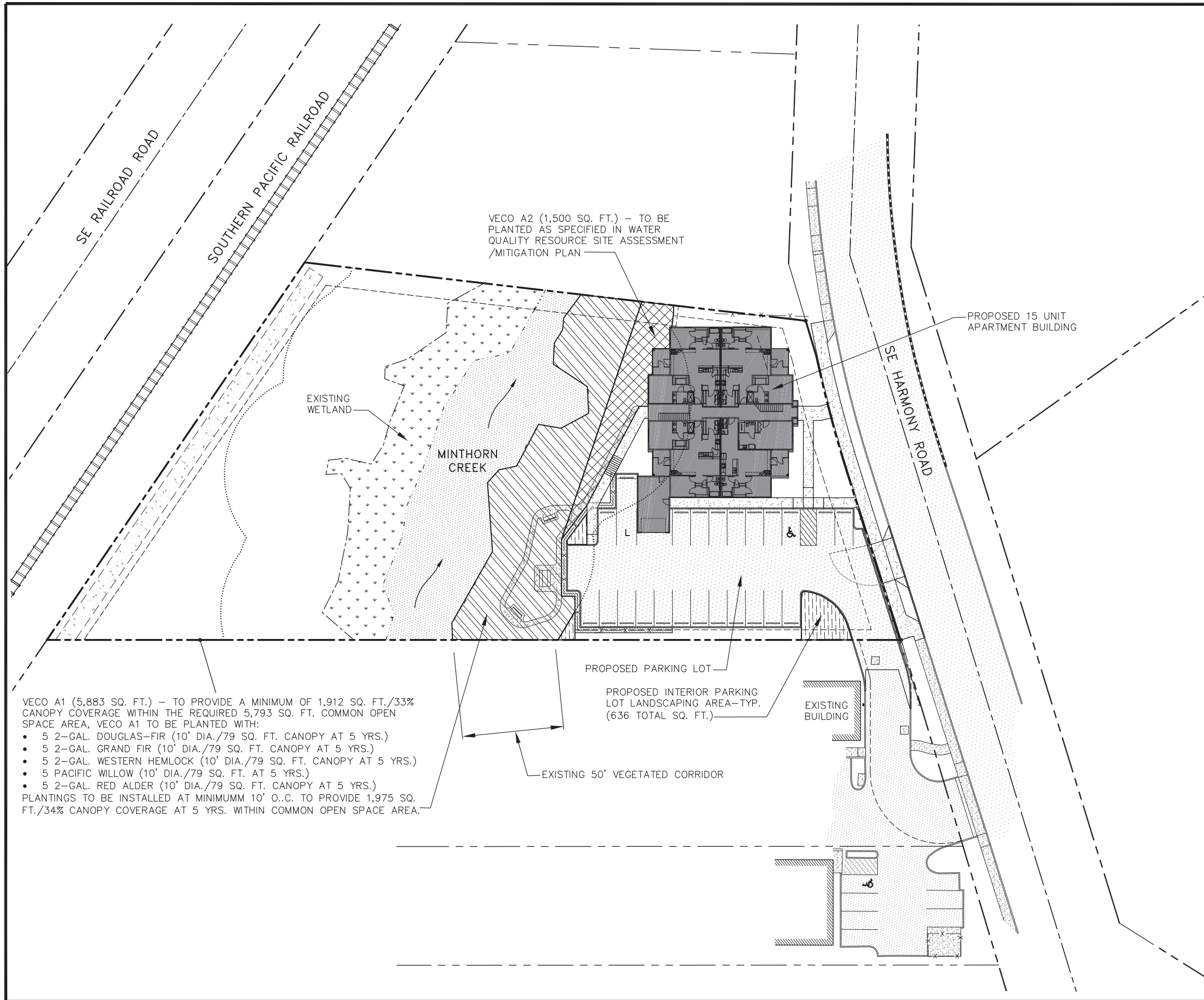
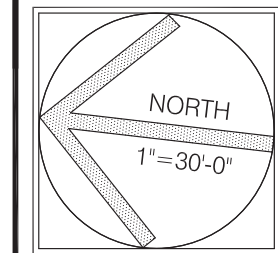
T.L. 2200 / T.M. 152E31D
 CLACKAMAS COUNTY, OREGON

WQR IMPACTS/
 TREE REMOVAL
 PLAN
 MAY 24, 2018

REVISIONS

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P-5



VECO A1 (5,883 SQ. FT.) – TO PROVIDE A MINIMUM OF 1,912 SQ. FT./33% CANOPY COVERAGE WITHIN THE REQUIRED 5,793 SQ. FT. COMMON OPEN SPACE AREA, VECO A1 TO BE PLANTED WITH:

- 5 2-GAL. DOUGLAS-FIR (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 5 2-GAL. GRAND FIR (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 5 2-GAL. WESTERN HEMLOCK (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 5 PACIFIC WILLOW (10' DIA./79 SQ. FT. AT 5 YRS.)
- 5 2-GAL. RED ALDER (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)

PLANTINGS TO BE INSTALLED AT MINIMUM 10' O.C. TO PROVIDE 1,975 SQ. FT./34% CANOPY COVERAGE AT 5 YRS. WITHIN COMMON OPEN SPACE AREA.

VECO A2 (1,500 SQ. FT.) – TO BE PLANTED AS SPECIFIED IN WATER QUALITY RESOURCE SITE ASSESSMENT /MITIGATION PLAN

CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II
 6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222
 T.L. 2200 / T.M. 1S2E31D
 CLACKAMAS COUNTY, OREGON

INTERIOR PARKING/
 WQR PLANTING
 AREAS PLAN
 JUNE 14, 2018

REVISIONS

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△	
△	

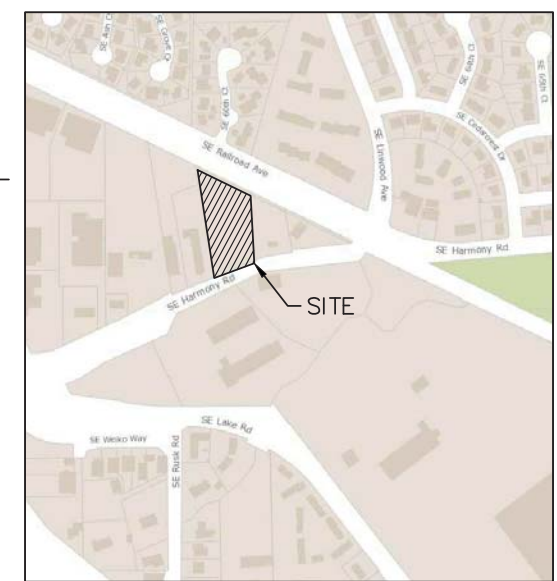
REVISIONS	BY
REVISED PER CITY OF MILWAUKIE COMMENTS (7-19-18)	JDM

**HARMONY PARK
TOWNHOMES PH II
HARMONY PARK APARTMENTS**

Preliminary Site Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON
(503) 657-0188
DRAWING: z17-072 BASE.dwg

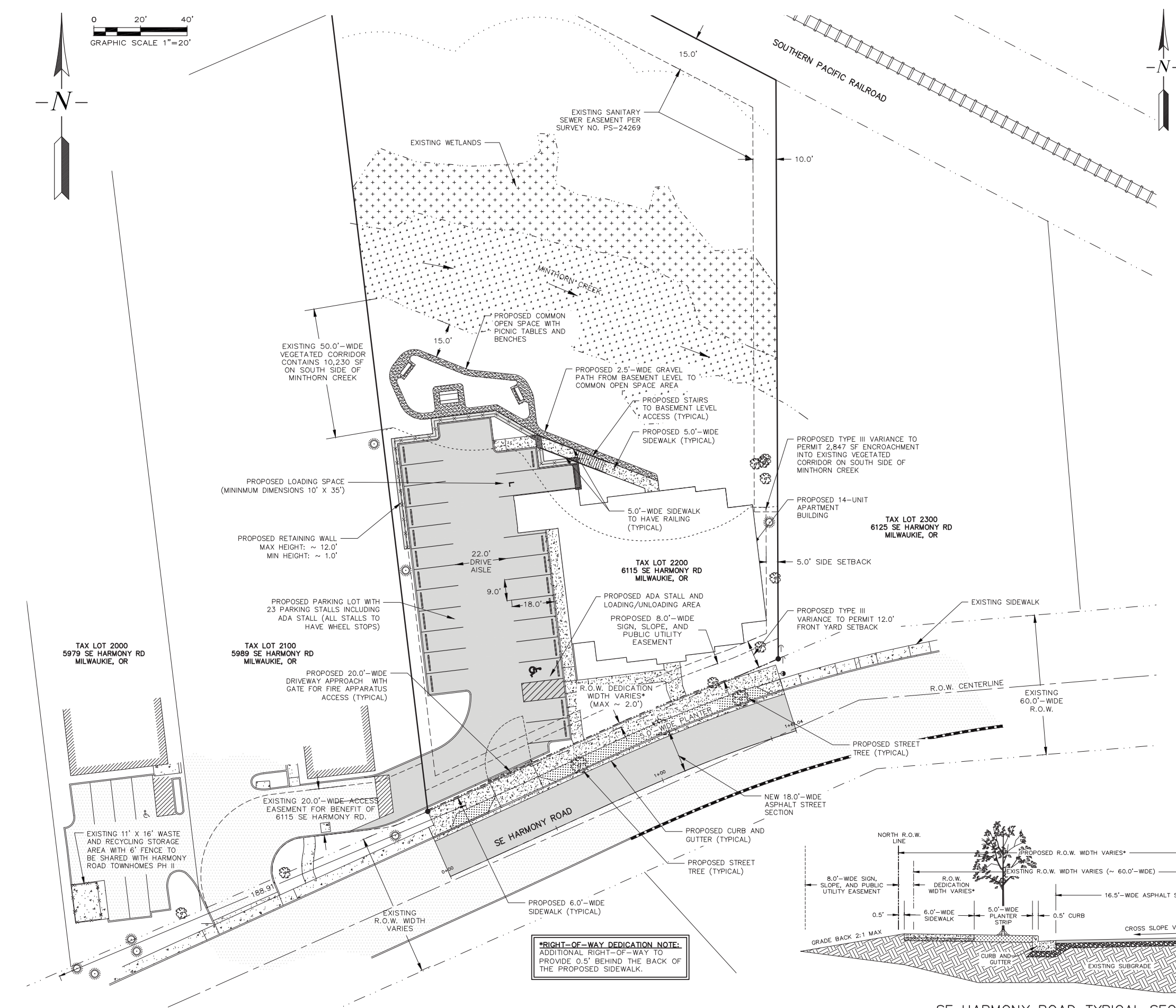
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DRAWN: JDM
JOB: SGL17-072
SHEET: **1**
OF 3 SHEETS



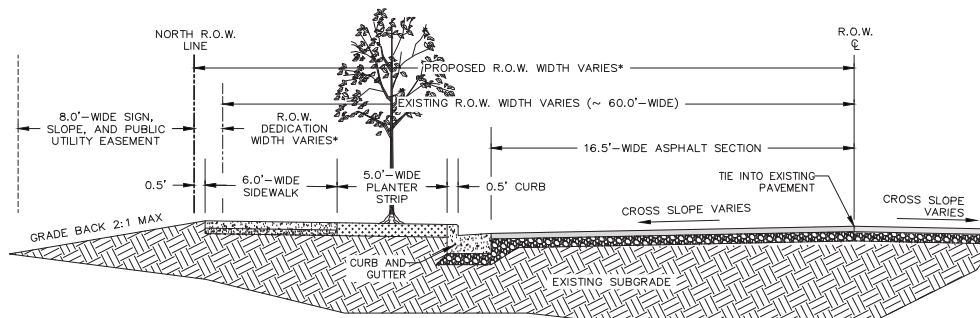
VICINITY MAP
N.T.S.

SITE INFORMATION

ADDRESS: 6115 SE HARMONY RD.
LEGAL: MAP 1S 2E 31D, TAX LOT 2300
SITE AREA: 57,772 SF OR 1.33 ACRES
ZONING: R-2 WITH NATURAL RESOURCE OVERLAY
EXISTING USE: UNDEVELOPED WITH MAJORITY OF PROPERTY COVERED WITH GRASS, TREES, AND OTHER VEGETATION.
PROPOSED USE: APPROX. 5,918 SF FOOTPRINT OF APARTMENT BUILDINGS WITH ADDITIONAL PARKING
PAVEMENT/SIDEWALK IMPERVIOUS AREA ≈ 0.22 ACRES
BUILDING IMPERVIOUS AREA ≈ 0.14 ACRES
TOTAL SITE IMPERVIOUS AREA ≈ 0.36 ACRES



***RIGHT-OF-WAY DEDICATION NOTE:**
ADDITIONAL RIGHT-OF-WAY TO PROVIDE 0.5' BEHIND THE BACK OF THE PROPOSED SIDEWALK.



SE HARMONY ROAD TYPICAL SECTION
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
12,820
FEB 14, 1985
THOMAS J. SISUL
PRELIMINARY
EXPIRES: 6/30/

REVISIONS	BY
REVISED PER CITY OF MILWAUKIE COMMENTS (7-19-18)	JDM

HARMONY PARK
TOWNHOMES PH II
HARMONY PARK APARTMENTS

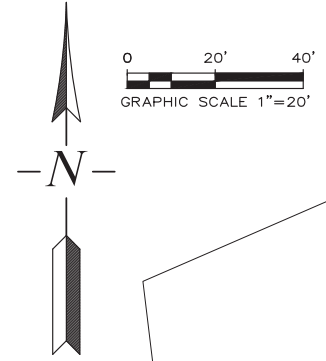
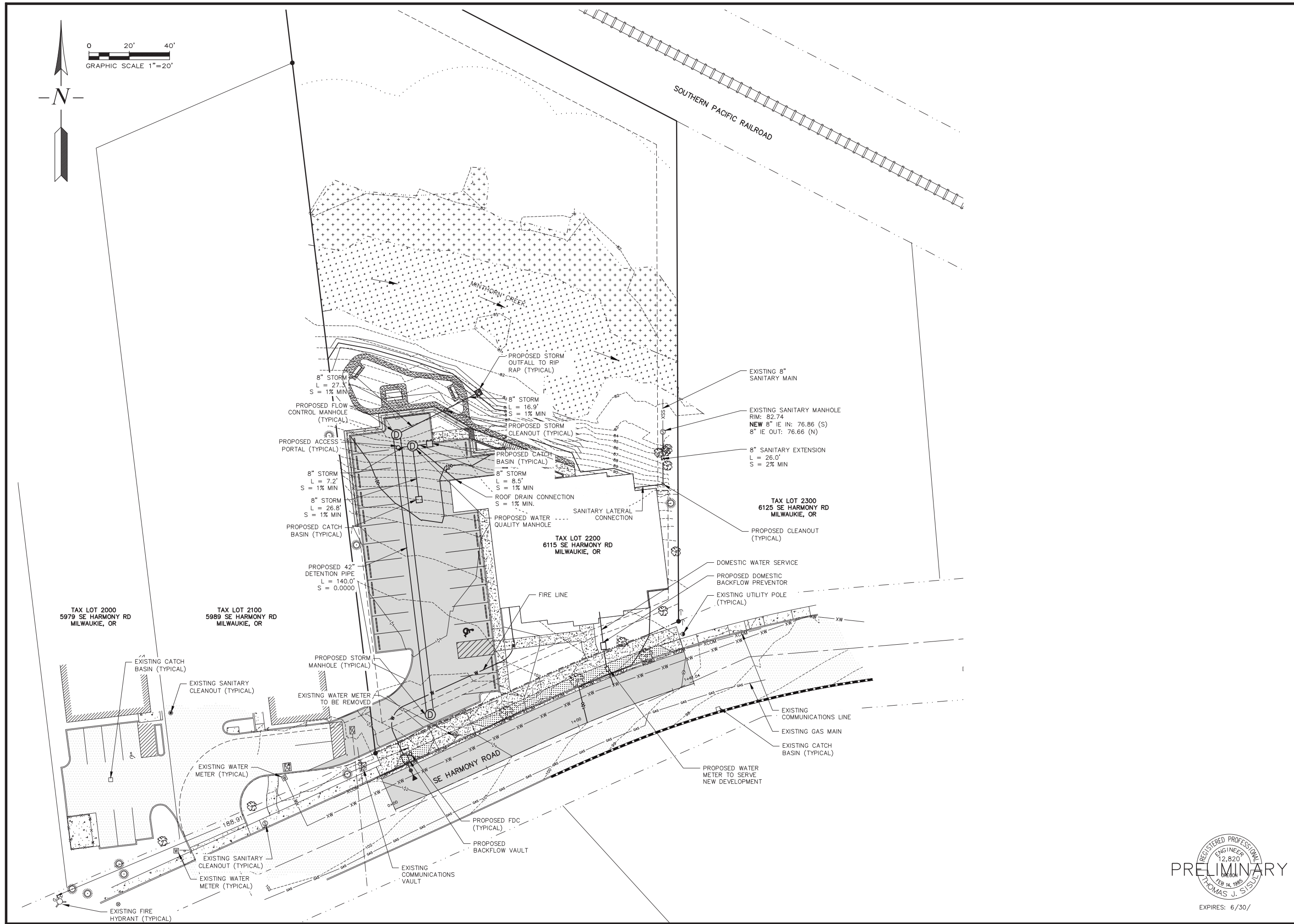
Preliminary Utility Plan

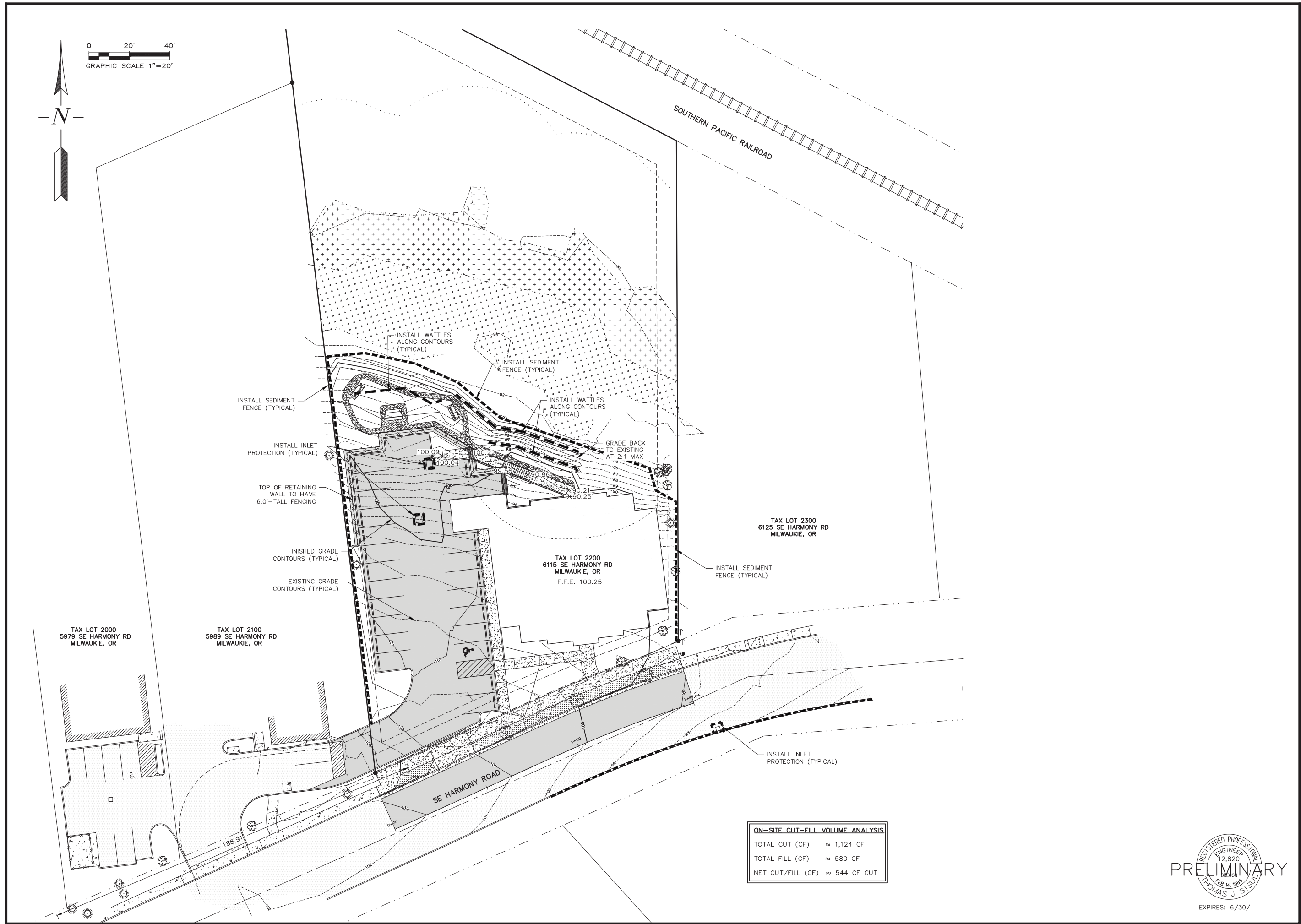
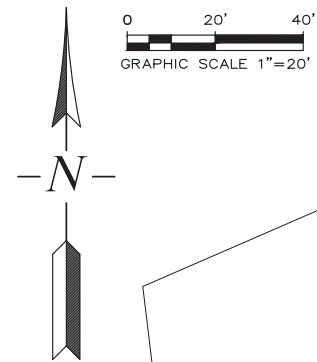
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: z17-072 BASE.dwg

DATE	MARCH 2018
SCALE	AS SHOWN
DRAWN	JDM
JOB	SGL17-072
SHEET	2
OF 3	SHEETS



EXPIRES: 6/30/





ON-SITE CUT-FILL VOLUME ANALYSIS	
TOTAL CUT (CF)	≈ 1,124 CF
TOTAL FILL (CF)	≈ 580 CF
NET CUT/FILL (CF)	≈ 544 CF CUT



REVISIONS	BY
REVISED PER CITY OF MILWAUKIE COMMENTS (7-19-18)	JDM

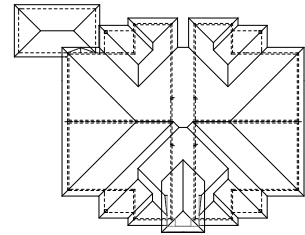
**HARMONY PARK
TOWNHOMES PH II
HARMONY PARK APARTMENTS**

Preliminary Grading and ESC Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: 217-072 BASE.dwg

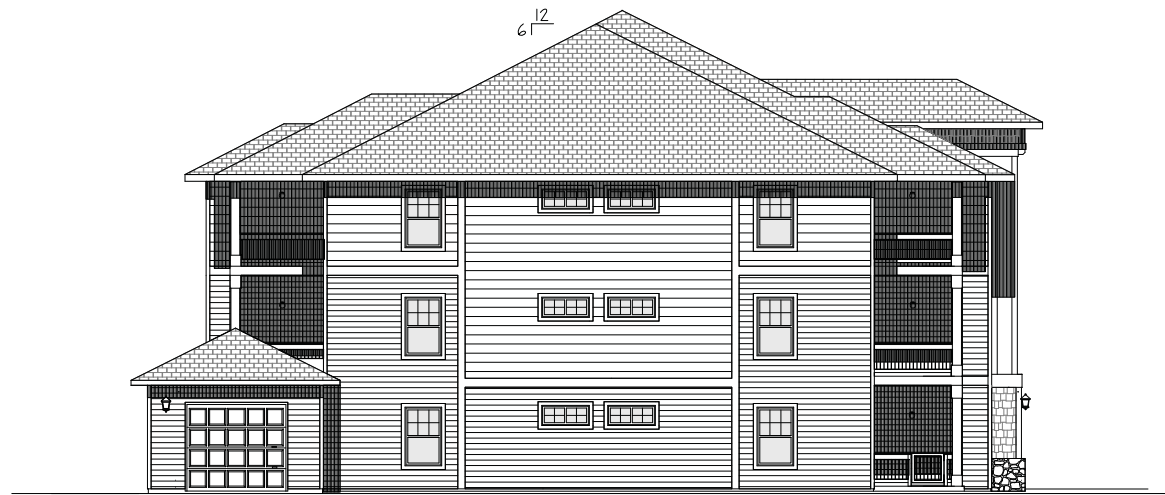
DATE	MARCH 2018
SCALE	AS SHOWN
DRAWN	JDM
JOB	SGL17-072
SHEET	3
OF 3	SHEETS

REVISIONS	DATE
HEIGHT LIMIT ENCROACHMENT	6-5-18



FRONT ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"



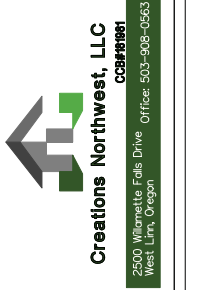
RIGHT ELEVATION

SCALE 1/8" = 1'-0"



BACK ELEVATION

SCALE 1/8" = 1'-0"

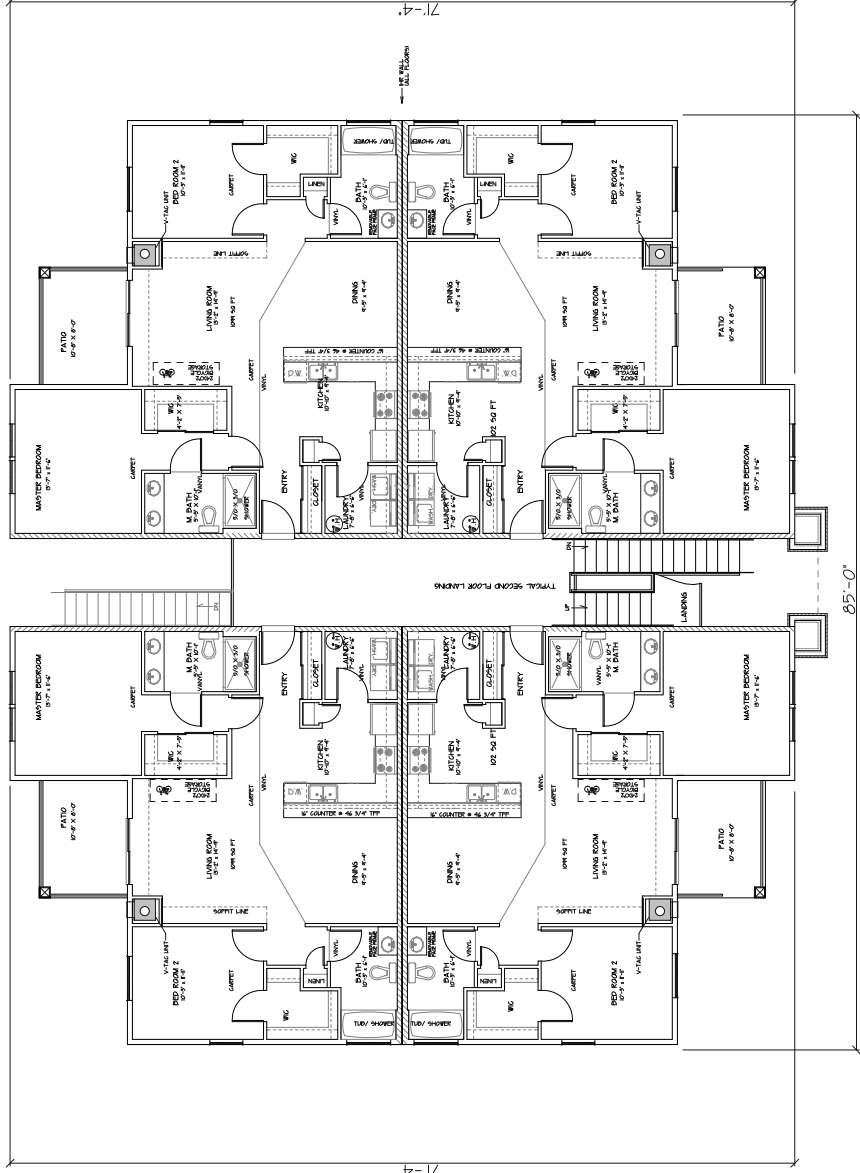


Creations Northwest, LLC
 2500 Wilamette Falls Drive
 West Linn, Oregon
 Office: 503-668-0563

APARTMENT BUILDING
ELEVATIONS

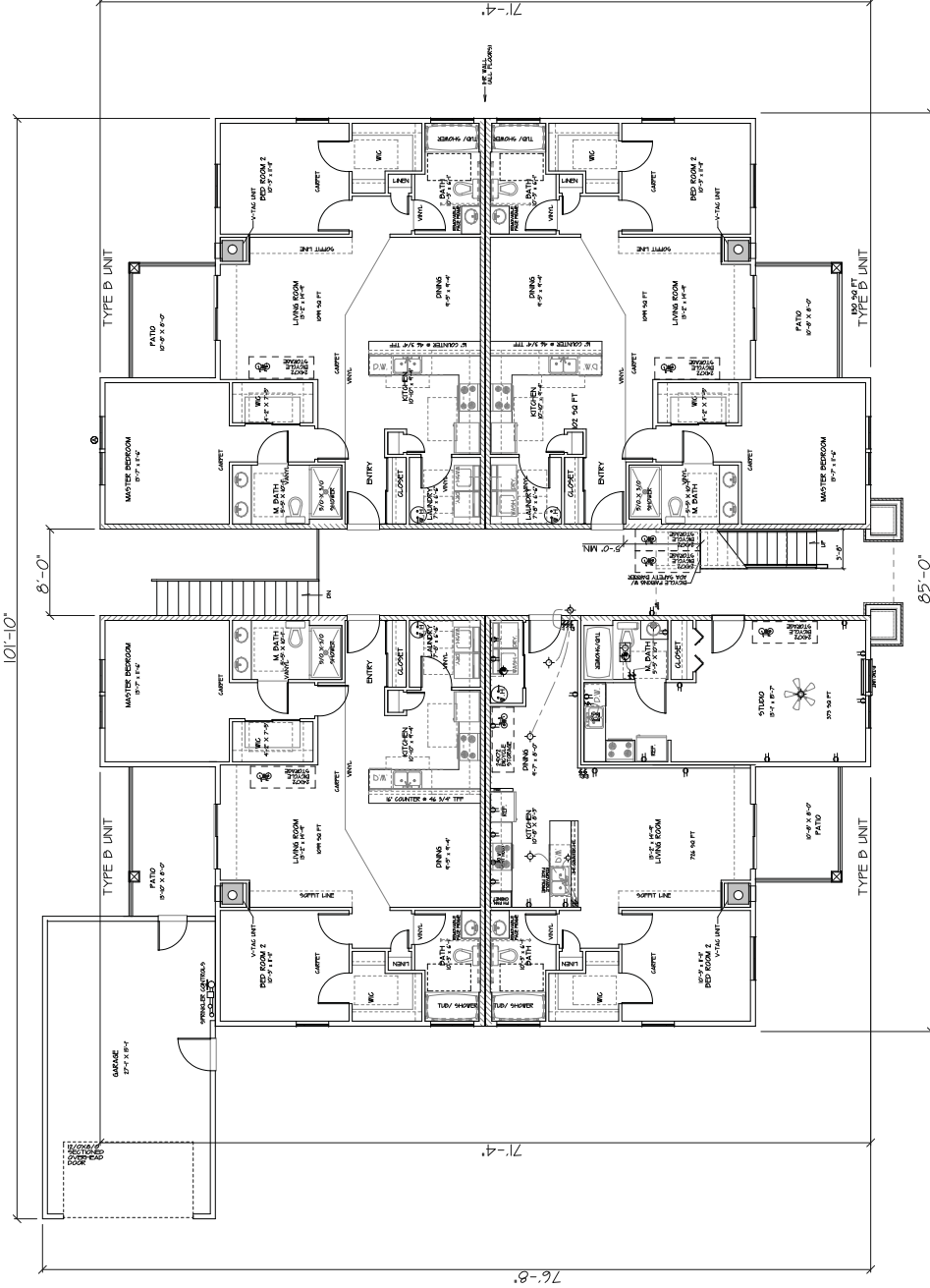
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 DATE: 10-4-17
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 DRAWN BY: R L H
 PROJECT #:

SHEET No.
A-1r
 of



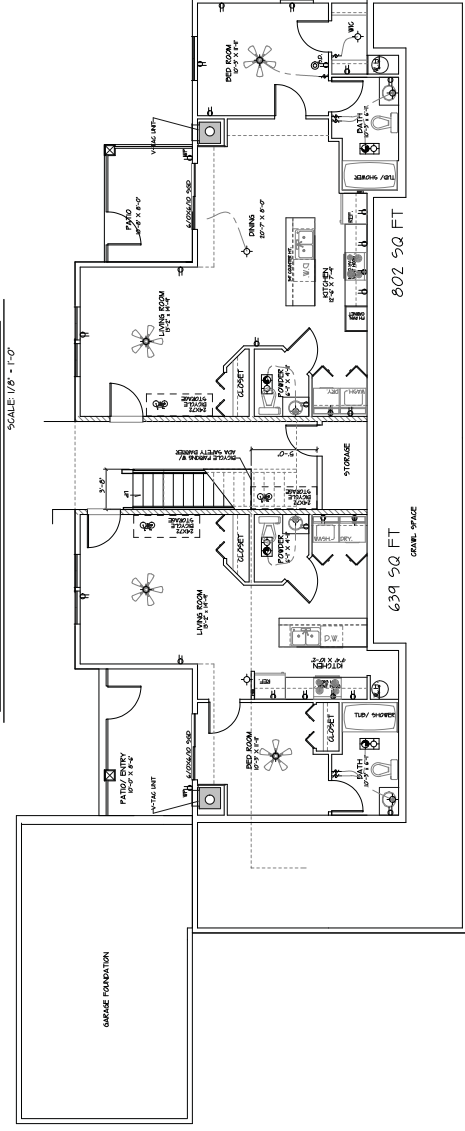
2ND & 3RD FLOOR PLAN

SCALE 1/8" = 1'-0"



1ST FLOOR PLAN

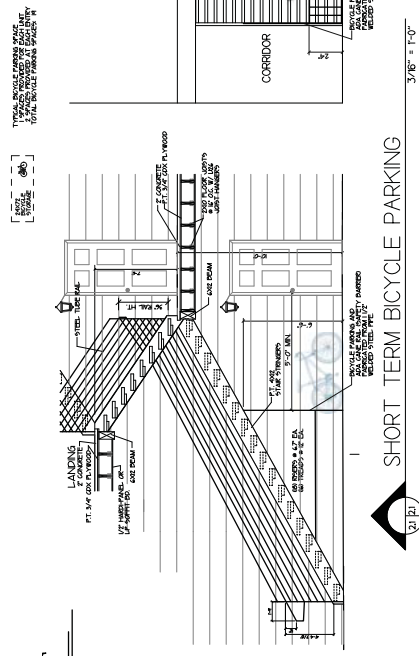
SCALE 1/8" = 1'-0"



DAYLIGHT BASEMENT

SCALE 1/8" = 1'-0"

AREA PER FLOOR : 4520 SQ FT
 (1) 1099 SQ FT 2 BED ROOM UNIT
 (1) 775 SQ FT 1 BED ROOM UNIT (MAIN FLOOR)
 (1) 375 SQ FT STUDIO APARTMENT (MAIN FLOOR)
 (1) 639 SQ FT 1 BED ROOM UNIT (BASEMENT)
 (1) 802 SQ FT 1 BED ROOM UNIT (BASEMENT)
 15 UNITS



SHORT TERM BICYCLE PARKING

APARTMENT BUILDING

FLOOR PLANS

Harmony Park Townhomes Phase II
 615 SE Harmony Road
 Milwaukie, OR 97222

Creations Northwest, LLC
 2500 Wilamette Falls Drive
 West Linn, Oregon
 Office: 503-968-0563

REVISIONS	DATE

SHEET No.
A-2
 of

C:\Users\flourey\Desktop\P179\BldgPlans\HA A-2 4-17-18.dwg - 04/18/2018 - 11:52 AM - Scale: 1/8"