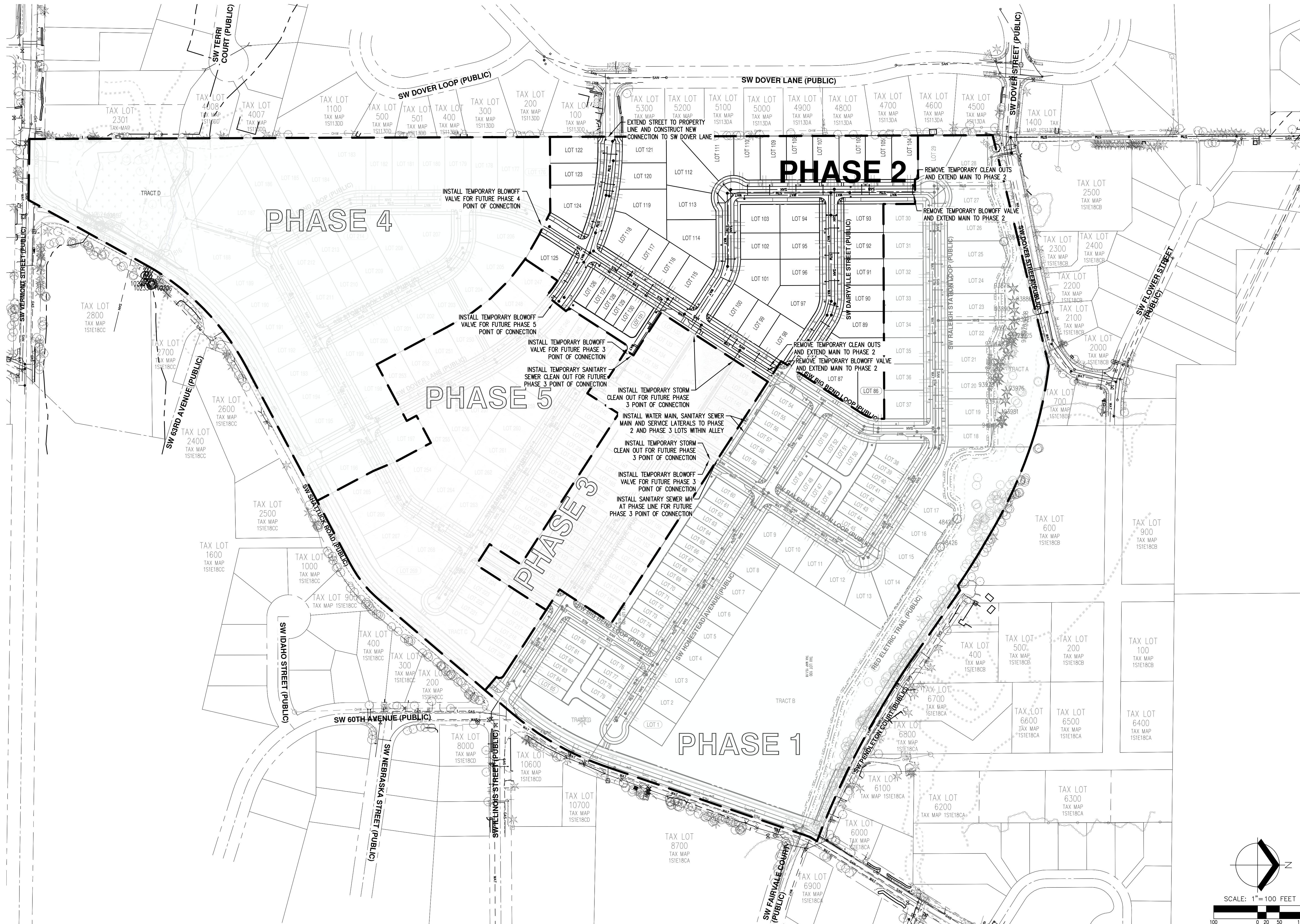
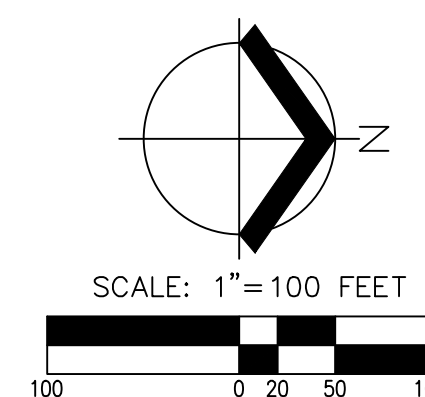


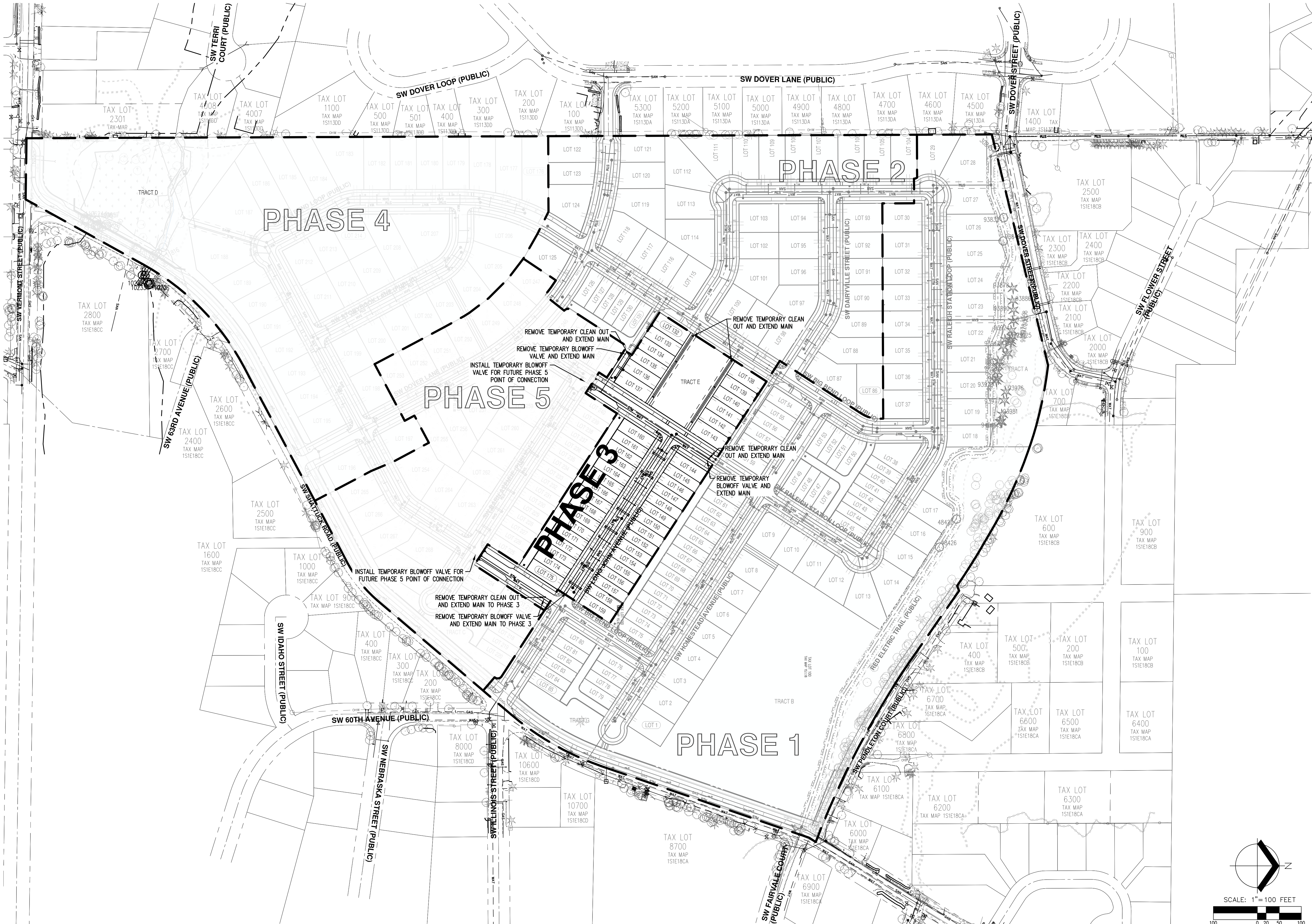
**PRELIMINARY PHASING PLAN (PHASE 2)
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON**



JOB NUMBER: 945
DATE: 02/07/2024
DESIGNED BY: GSH/MD
DRAWN BY: GSH/MD
CHECKED BY: GSH/VH

P-26





PRELIMINARY PHASING PLAN (PHASE 3)
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON



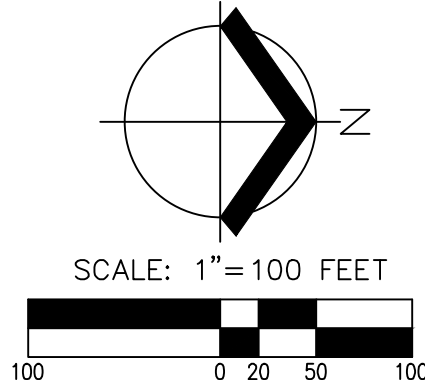
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DATE:	02/07/2024
DESIGNED BY:	GSH/MDL
DRAWN BY:	GSH/MDL
CHECKED BY:	GSH/VIN



PRELIMINARY PHASING PLAN (PHASE 4)
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON



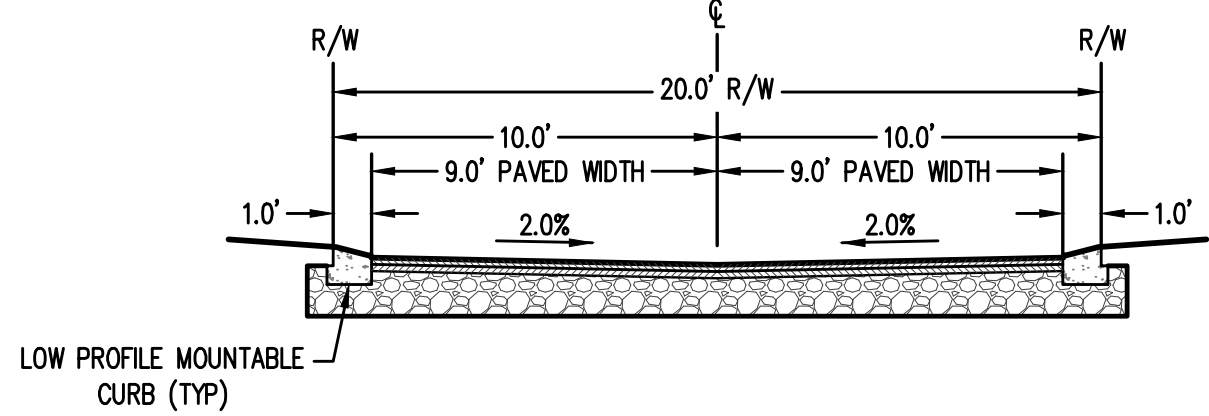
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DATE:	02/07/2024
DESIGNED BY:	GSH/MDL
DRAWN BY:	GSH/MDL
CHECKED BY:	GSH/VIN



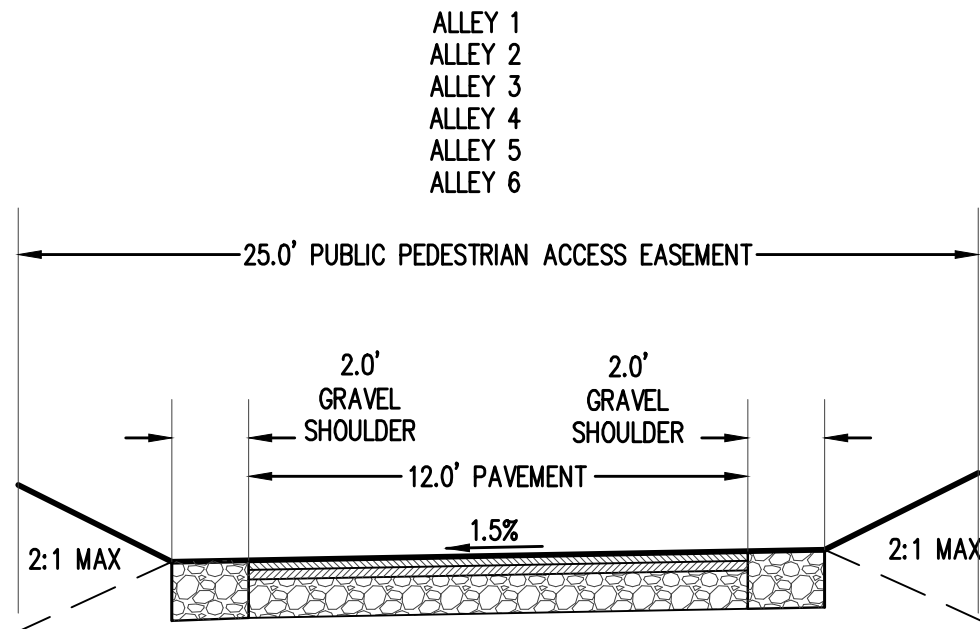
PRELIMINARY PHASING PLAN (PHASE 5)
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON



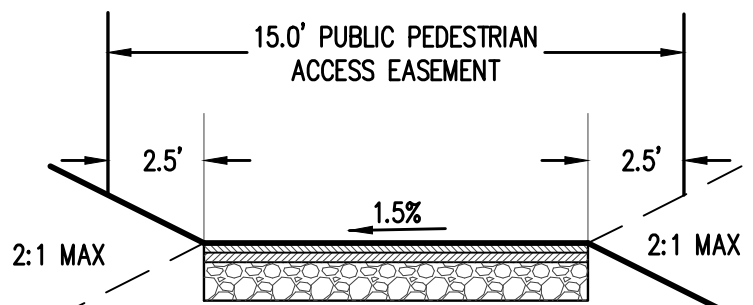
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DATE:	02/07/2024
DESIGNED BY:	GSH/MDL
DRAWN BY:	GSH/MDL
CHECKED BY:	GSH/WHN



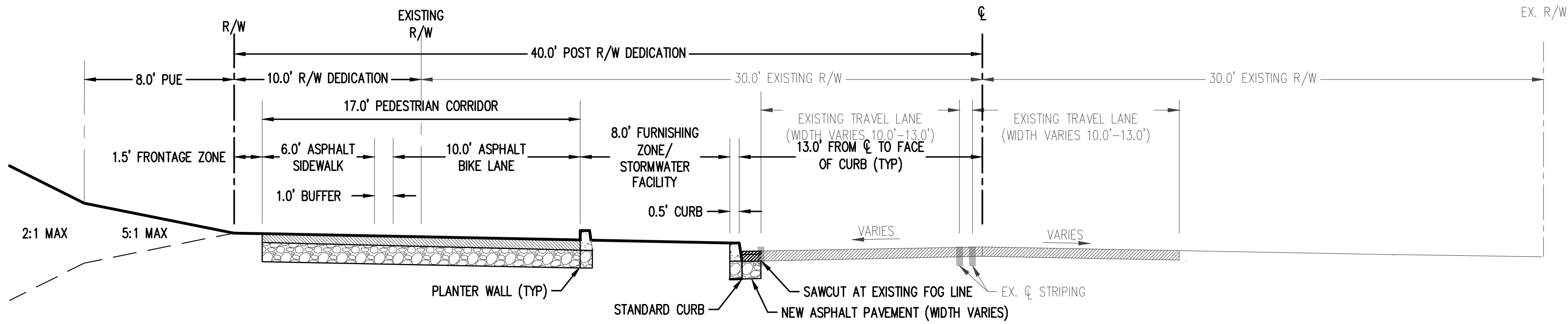
PUBLIC ALLEY TYPICAL CROSS SECTION
NOT TO SCALE



RED ELECTRIC TRAIL TYPICAL CROSS SECTION
NOT TO SCALE



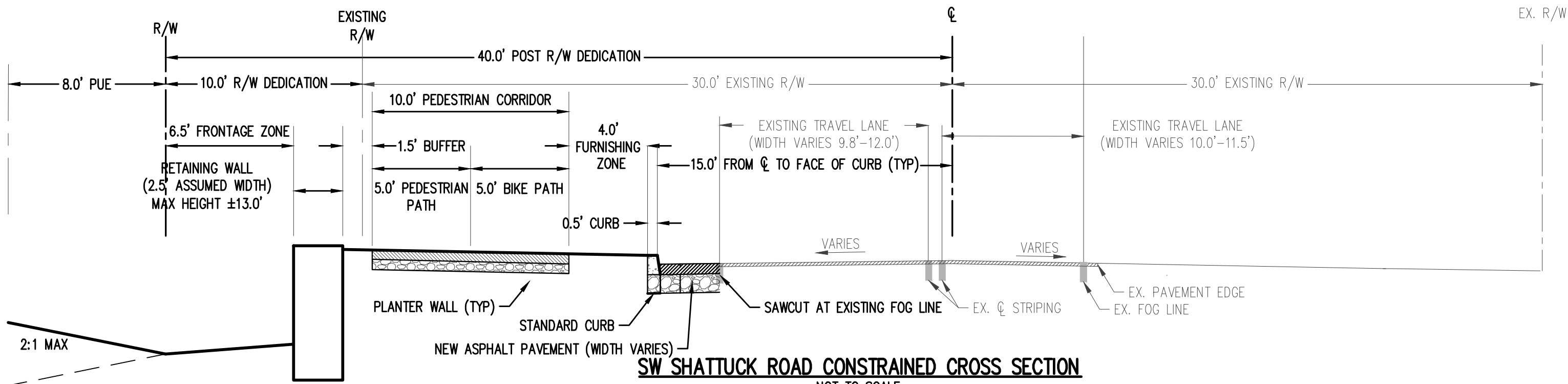
MULTI-USE PATH TYPICAL CROSS SECTION
NOT TO SCALE



SW SHATTUCK ROAD TYPICAL CROSS SECTION

NOT TO SCALE
STA: 14+11.17 - 33+53.77

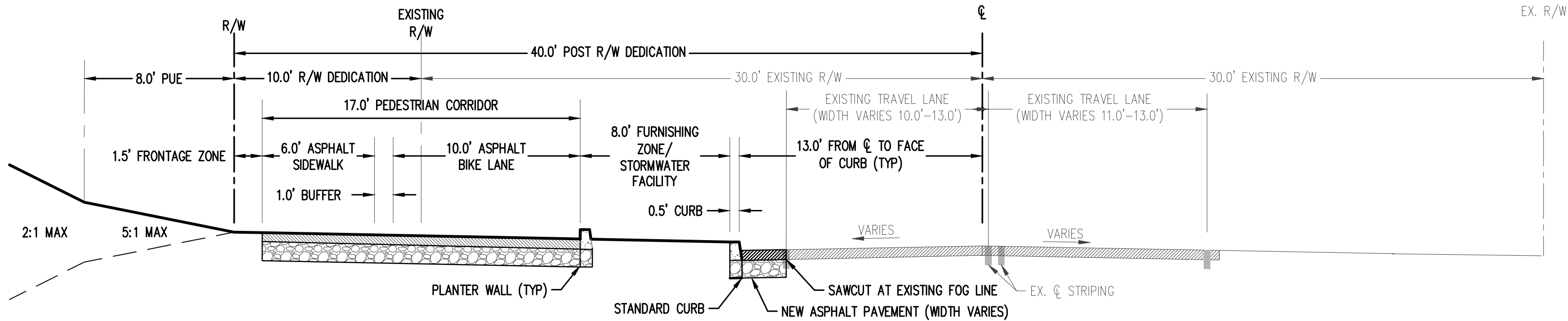
SW SHATTUCK ROAD FRONTAGE WILL BE SIGNED NO PARKING ALONG THE PROPERTY FRONTAGE.



SW SHATTUCK ROAD CONSTRAINED CROSS SECTION

NOT TO SCALE
STA: 13+77.04 - 14+11.17 SW SHATTUCK ROAD CROSS SECTION VARIES TO TRANSITION TO TYPICAL SECTION

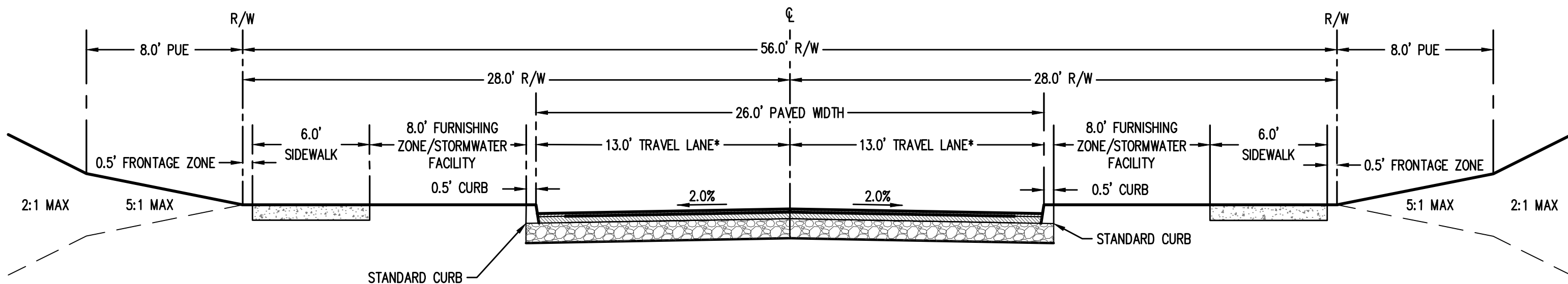
SW SHATTUCK ROAD FRONTAGE WILL BE SIGNED NO PARKING ALONG THE PROPERTY FRONTAGE.



SW VERMONT STREET TYPICAL CROSS SECTION

NOT TO SCALE
STA: 15+00.40 - 15+47.32

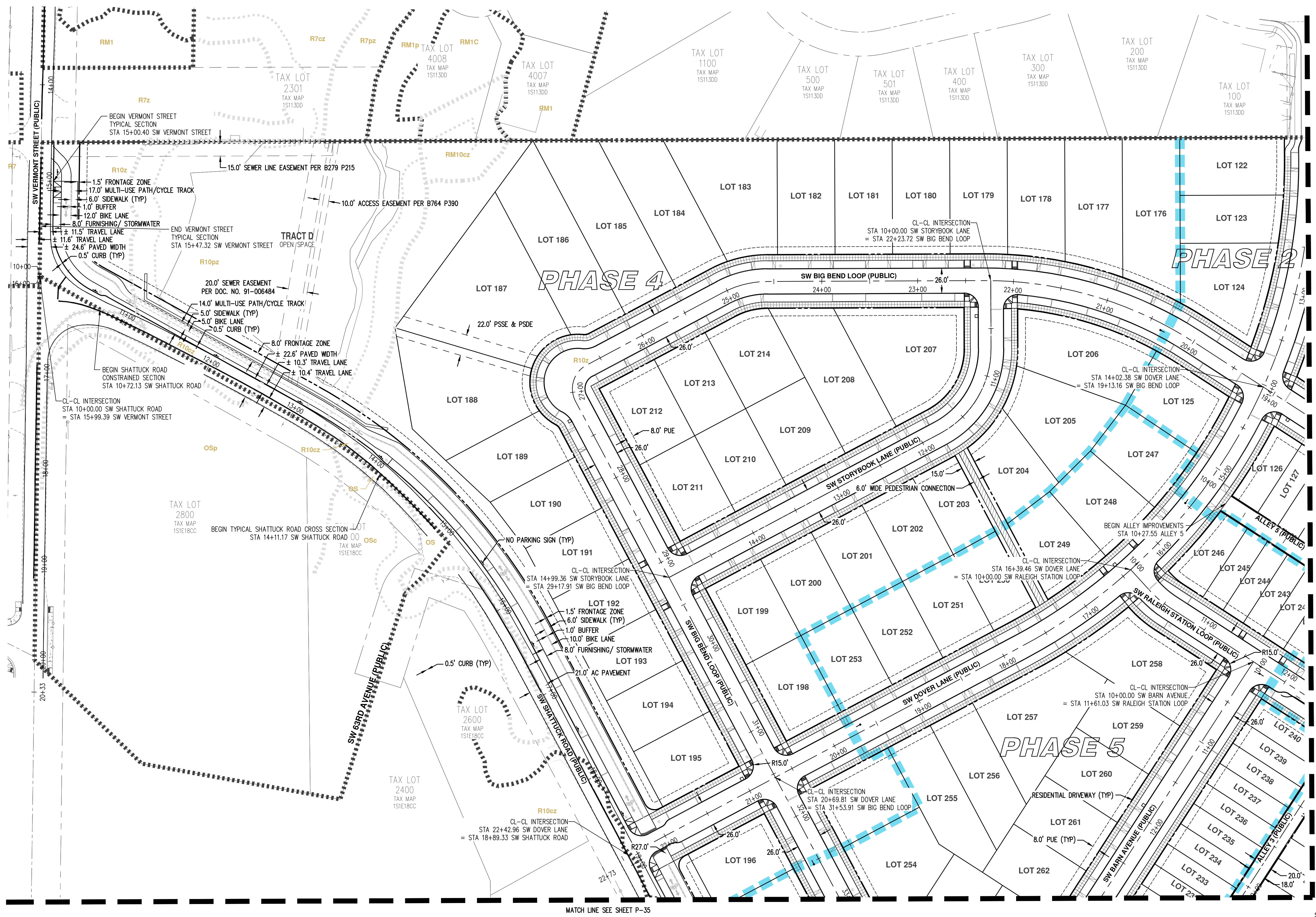
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TYPICAL LOCAL STREET CROSS SECTION

NOT TO SCALE
*PARKING ALLOWED ON BOTH SIDES UNLESS SIGNED OTHERWISE

SW STORYBOOK LANE
SW BARN AVENUE
SW BIG BEND LOOP
SW HOMESTEAD AVENUE
SW LONG JOHN AVENUE
SW PENDLETON COURT
SW RALEIGH STATION LOOP
SW DAIRYVILLE STREET



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AKS ENGINEERING & FORESTRY, LLC
129635 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
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REGISTERED PROFESSIONAL
ENGINEER
No. 12-31-24
STATE OF MARYLAND
NGUYEN VAN KHANH

JOB NUMBER: 9454

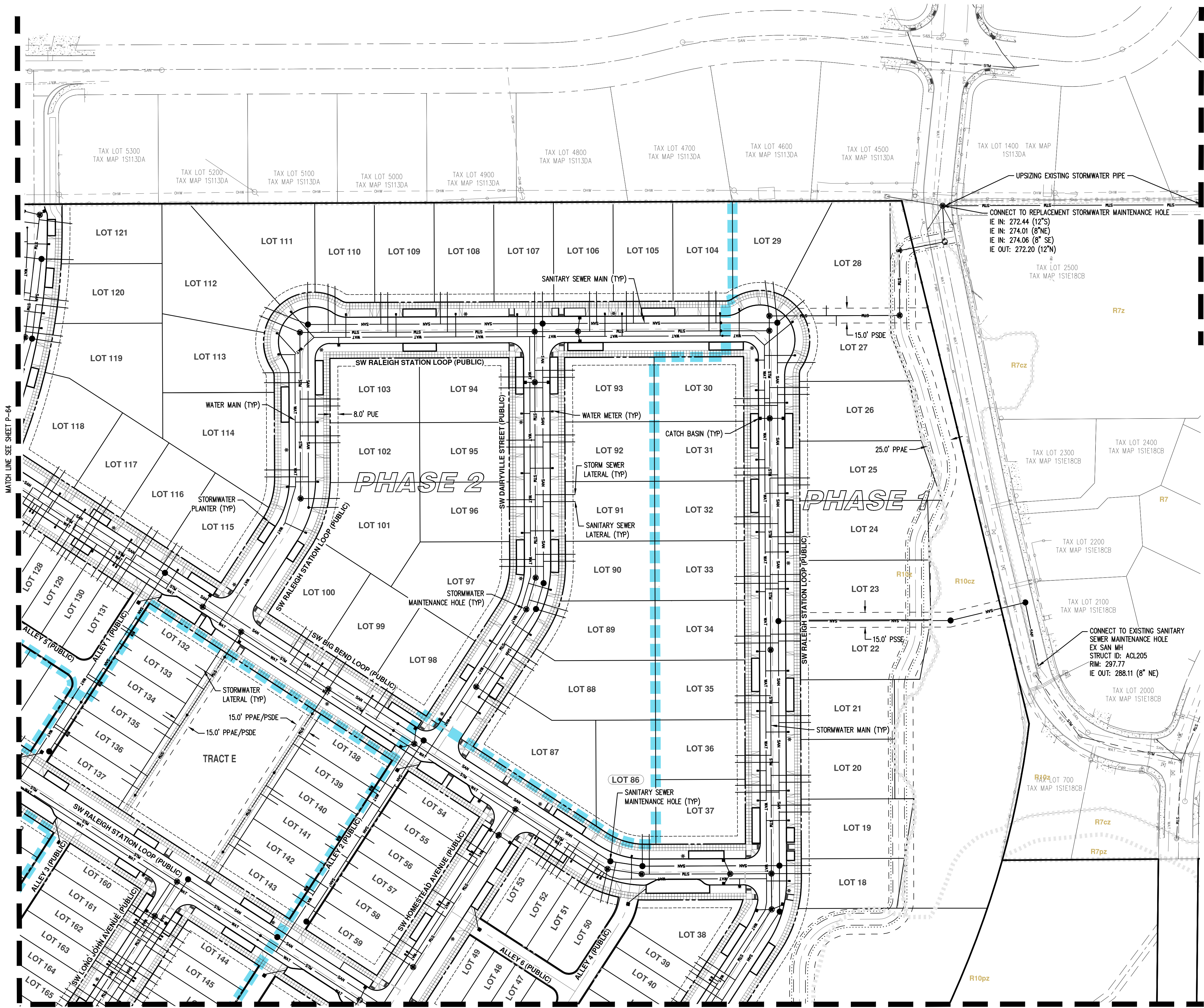
DATE: 02/07/2024

DESIGNED BY: GSH/MDL

DRAWN BY: GSH/MDL

CHECKED BY: GSH/VHN

P-36



MATCH LINE SEE SHEET P-65

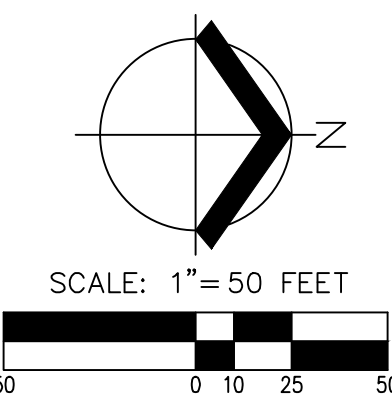
MATCH LINE SEE SHEET P-64

GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY COMPOSITE UTILITY PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS FOR THE DEVELOPMENT. FINAL COMPOSITE UTILITY PLAN APPROVAL IS SUBJECT TO CITY OF PORTLAND PUBLIC WORKS CONCEPT PLAN REVIEW AND APPROVAL AND IS SUBJECT TO CHANGE.
2. STORMWATER RUNOFF FROM THE PROPOSED PUBLIC IMPROVEMENTS WILL BE MANAGED VIA PUBLIC ROADSIDE PLANTERS WITHIN THE PUBLIC RIGHT OF WAY AND SIZED PER CURRENT CITY OF PORTLAND STORMWATER MANAGEMENT STANDARDS.
3. STORMWATER RUNOFF FROM THE FUTURE HOMES WILL BE MANAGED VIA PRIVATE STORMWATER PLANTERS LOCATED ON PRIVATE PROPERTY AND SIZED PER CURRENT CITY OF PORTLAND STORMWATER MANAGEMENT STANDARDS.

EASEMENT LEGEND

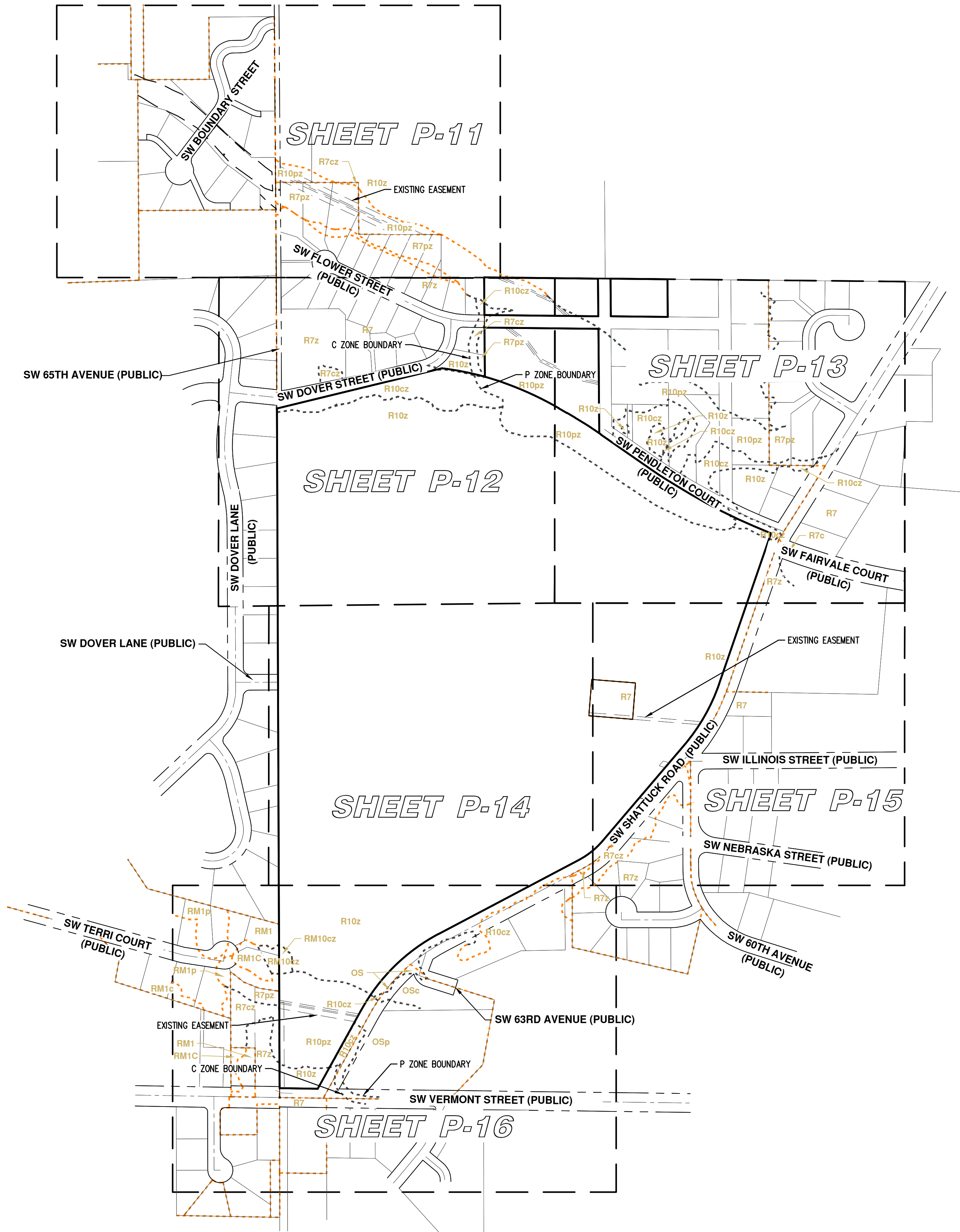
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PSSE	SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PUBLIC STORM DRAINAGE EASEMENT



PRELIMINARY COMPOSITE UTILITY PLAN RALEIGH CREST PD SUBDIVISION PRELIMINARY LAND DIVISION PLANS PORTLAND, OREGON

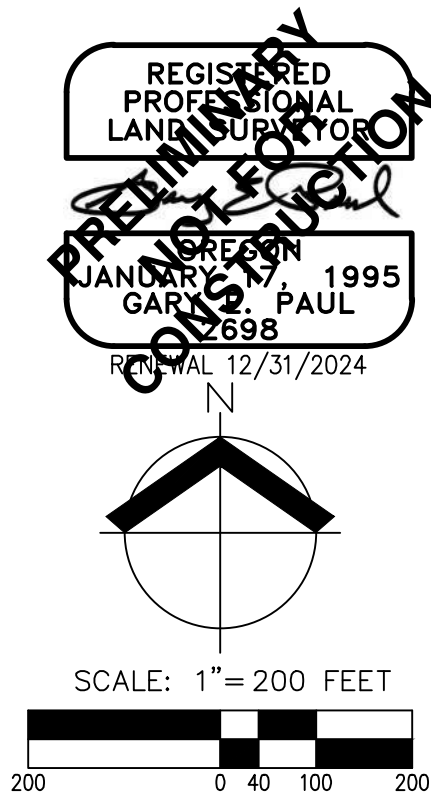


JOB NUMBER:	9454
DATE:	02/07/2024
DESIGNED BY:	GSH/MDL
DRAWN BY:	GSH/MDL
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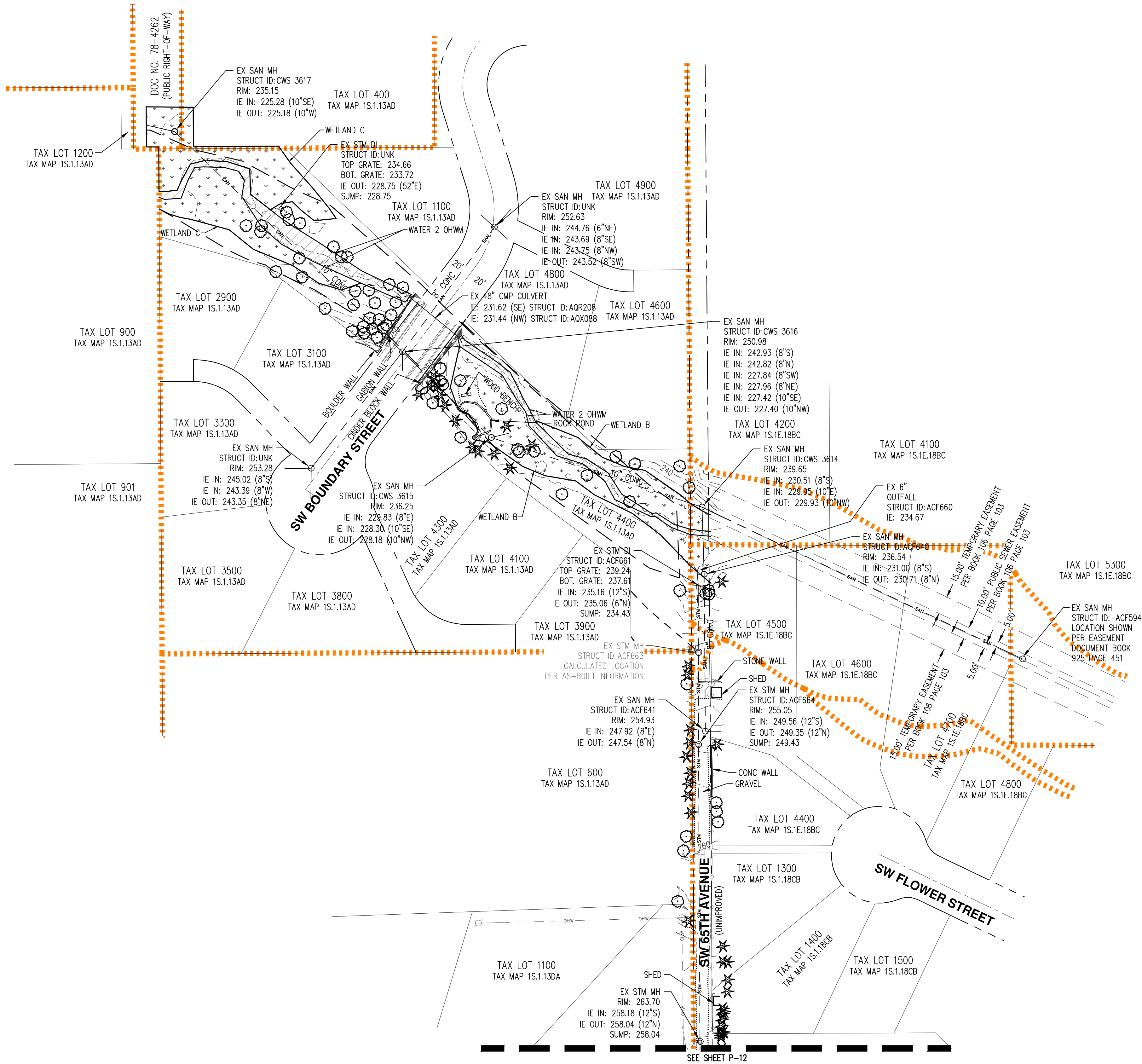
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10. UNDERGROUND WATER LINES ARE PER GIS AND AS-BUILT INFORMATION.



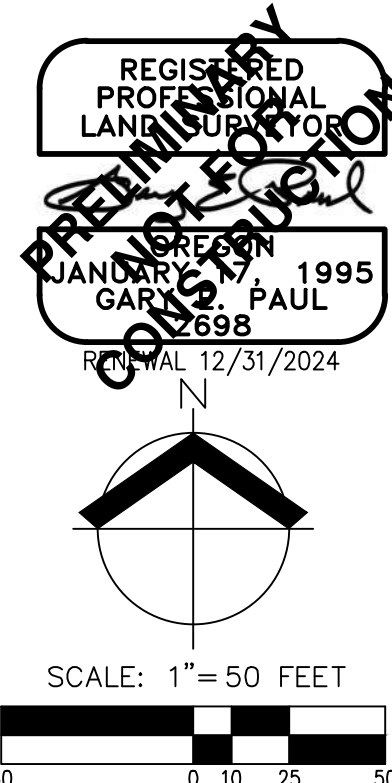
EXISTING CONDITIONS PLAN OVERVIEW
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR	PRELIMINARY
STATE OF OREGON	NOT FOR CONSTRUCTION
JANUARY 1995	
GARY S. PAUL	
2698	
RENEWAL 12/31/2024	
Exp. 12-31-24	
JOB NUMBER:	9454
DATE:	09/12/2023
DRAWN BY:	GSH/HDS
MANAGED BY:	GSH/MTB
CHECKED BY:	GSH/GEP



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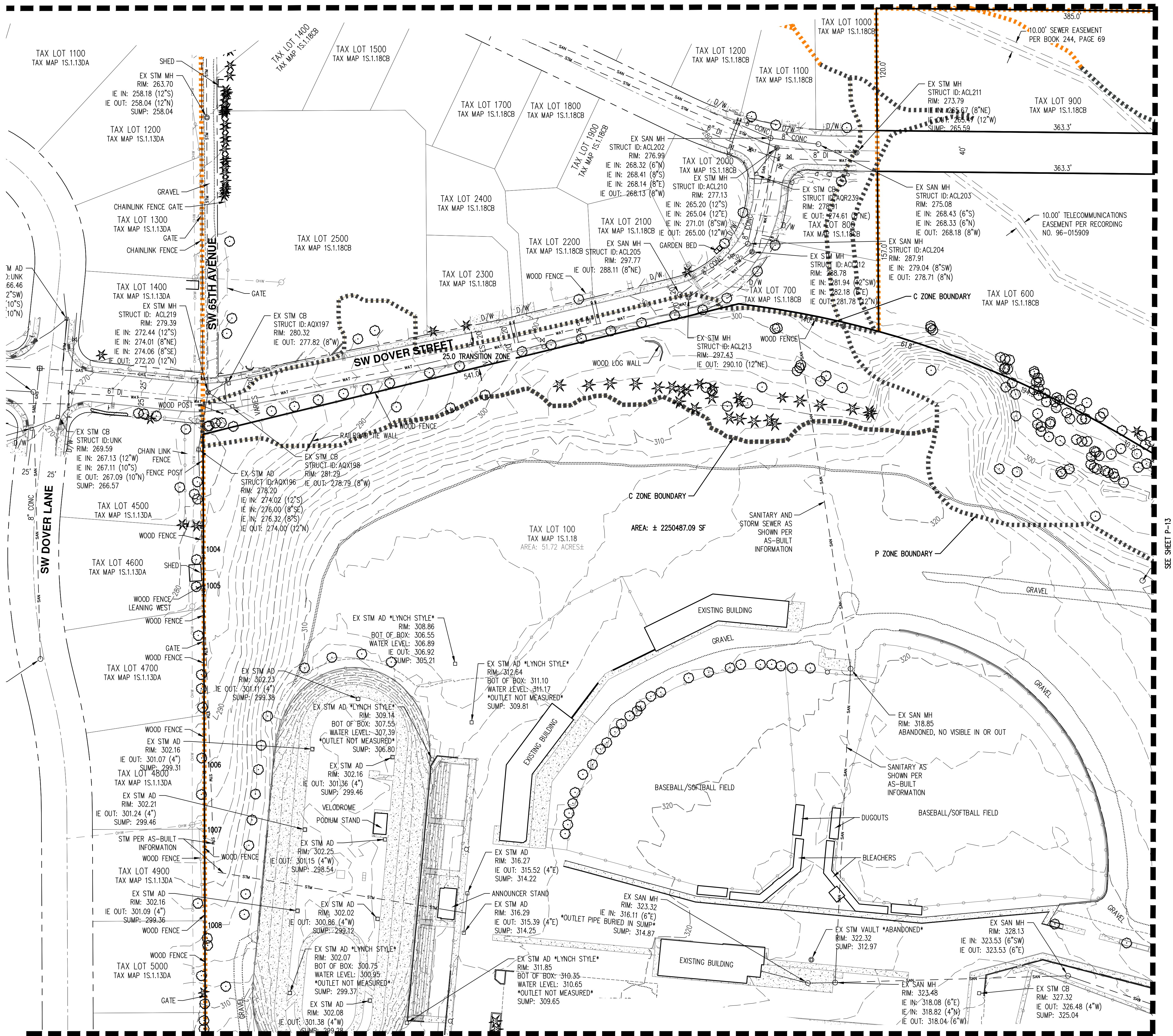
EXISTING CONDITIONS PLAN
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 1995
GARY L. PAUL
2698
RENEWAL 12/31/2024

REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 1995
NGUYEN
RENEWAL 12-31-24

JOB NUMBER: 9454
DATE: 09/12/2023
DRAWN BY: GSH/HDS
MANAGED BY: GSH/MTB
CHECKED BY: GSH/GEP

P-11



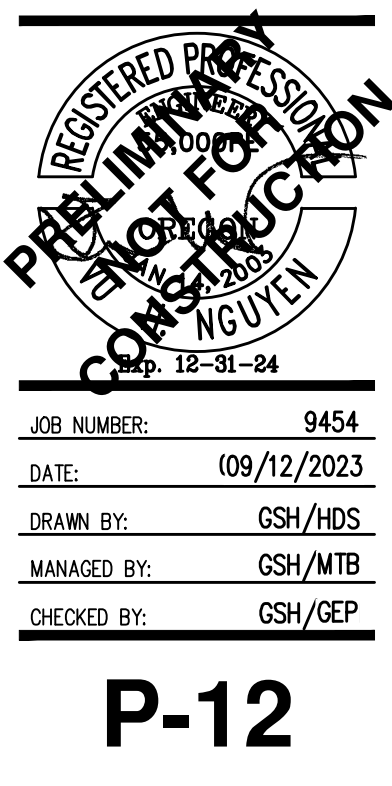
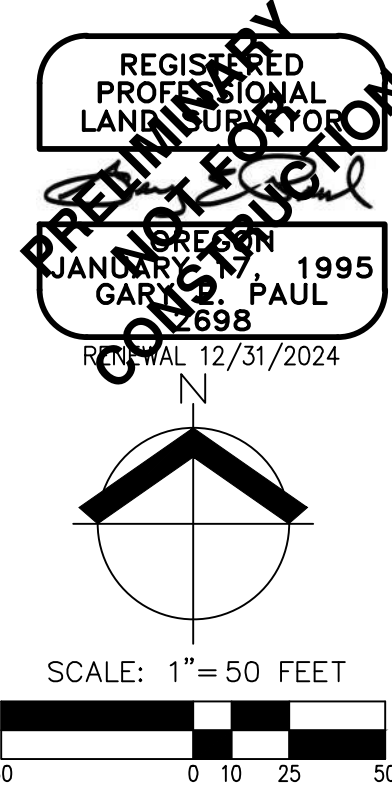
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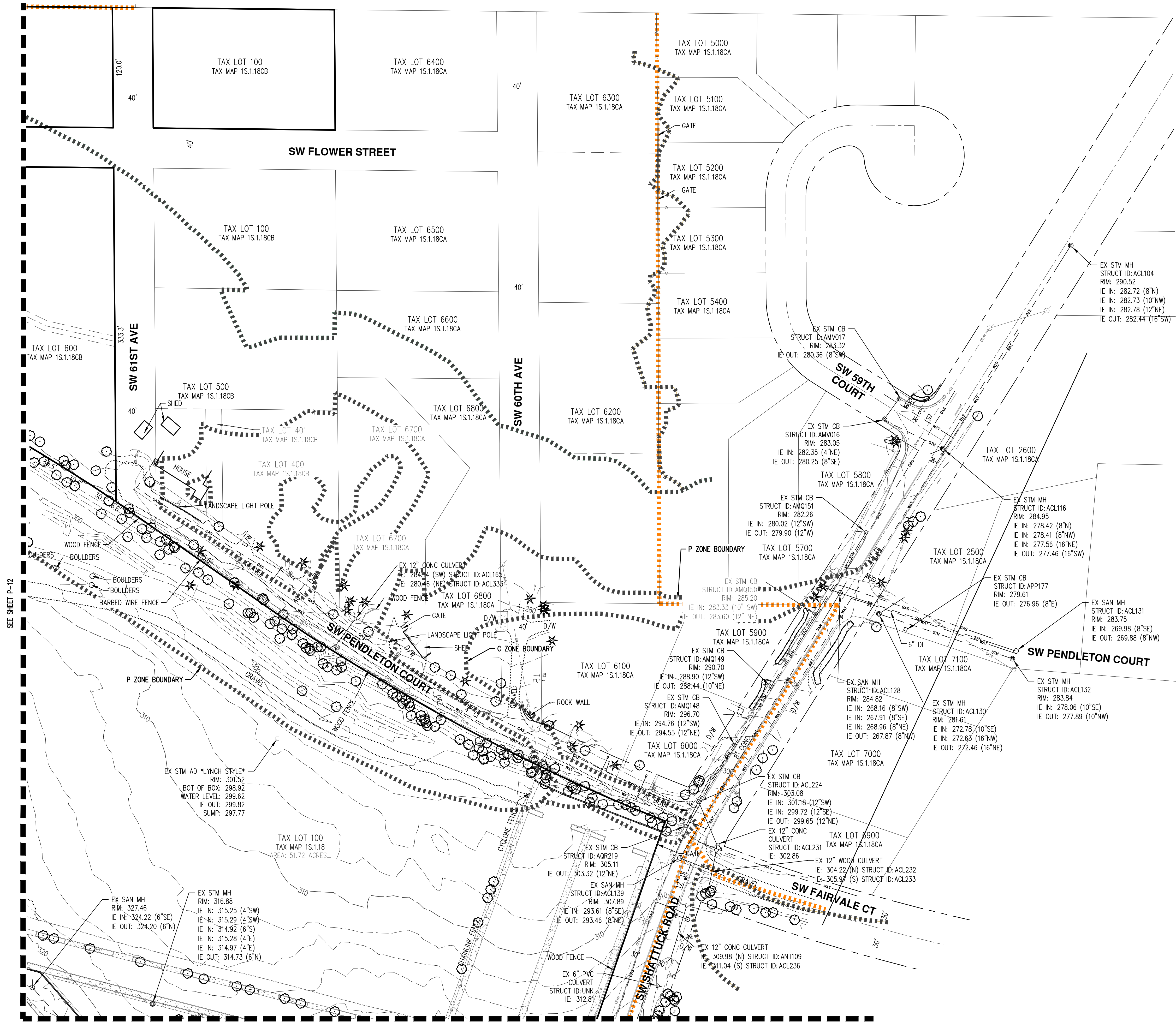
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EXISTING CONDITIONS PLAN
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON

AKS
AKS ENGINEERING & FORESTRY, LLC
12995 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503-563-6151
WWW.AKS-ENG.COM

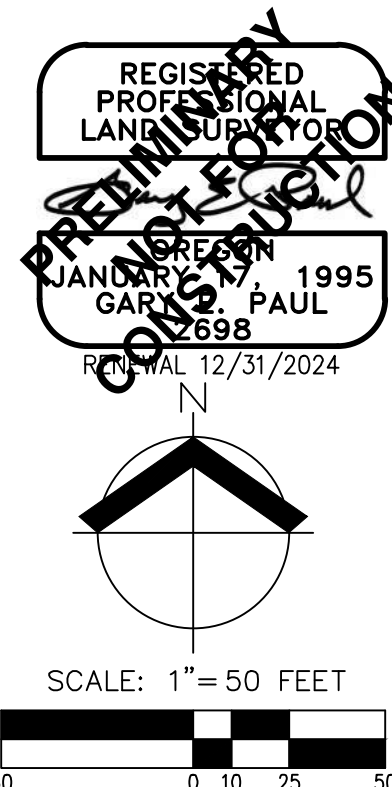
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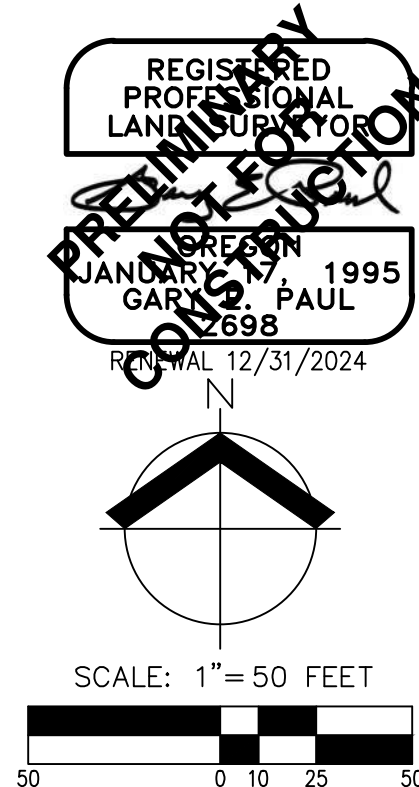
**EXISTING CONDITIONS PLAN
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
NOT FOR CONSTRUCTION
JANUARY 1995
GARY C. PAUL
2698
RECEIVED 12/31/2024

JOB NUMBER:	9454
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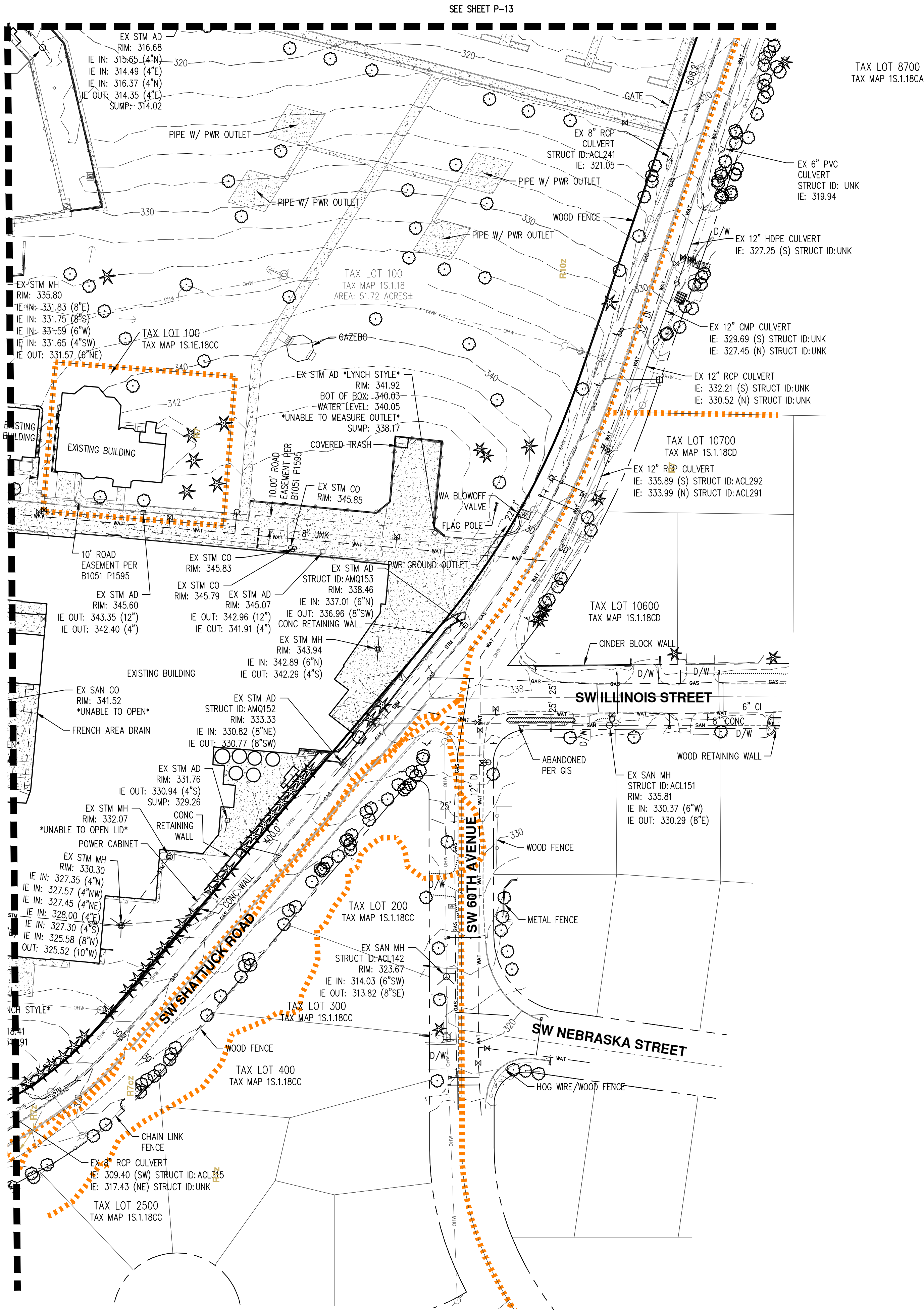
P-13

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SEE SHEET P-14

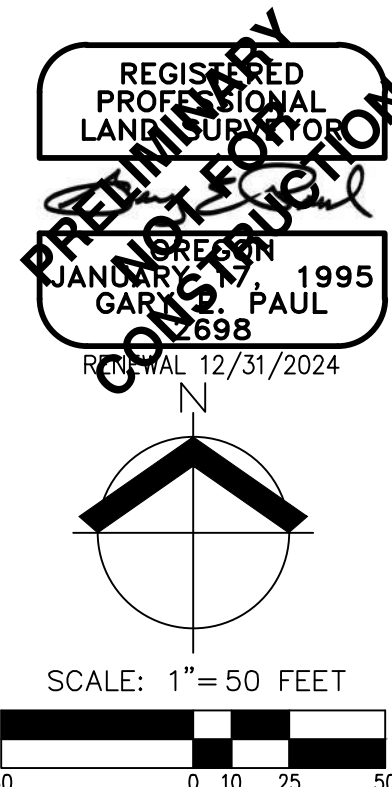
SEE SHEET P-16



TAX LOT 8700
TAX MAP 1S.1.18CA

NOTES:

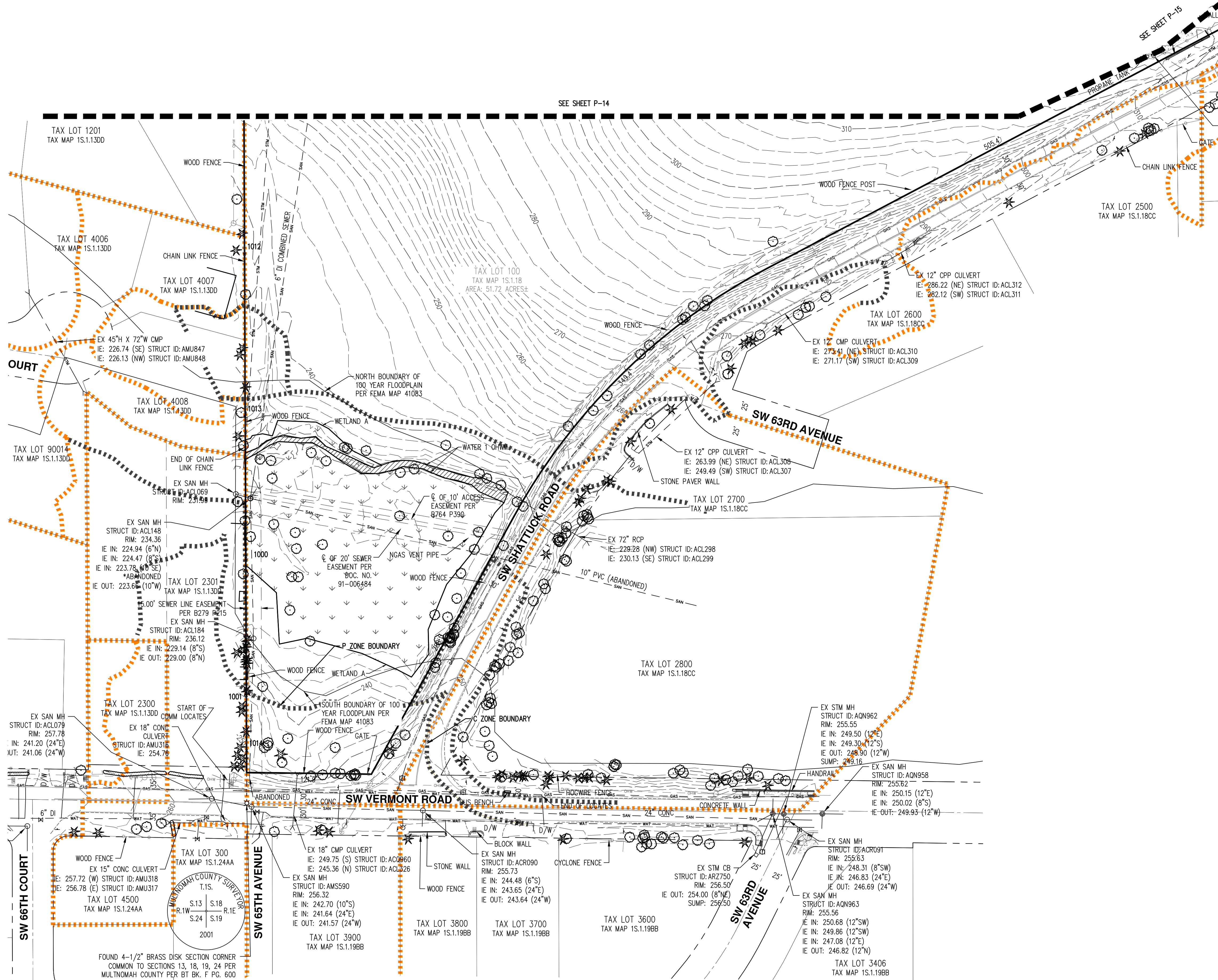
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7. CONTOUR INTERVAL IS 2 FEET.
8. TREES WITH A DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
9. WETLAND AND WATER BOUNDARIES SHOWN WERE DELINEATED BY AKS ON MAY 25, 2023 AND JUNE 20, 2023 AND WERE SURVEYED BY AKS WITH SUB-METER ACCURACY USING A TRIMBLE R10 GPS RECEIVER AND TSC3 DATA COLLECTOR.
10. UNDERGROUND WATER LINES ARE PER GIS AND AS-BUILT INFORMATION.



EXISTING CONDITIONS PLAN RALEIGH CREST PD SUBDIVISION PRELIMINARY LAND DIVISION PLANS PORTLAND, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR	1995
JANUARY 1995	PAUL
2698	
RENEWAL 12/31/2024	
12-31-24	
JOB NUMBER:	9454
DATE:	09/12/2023
DRAWN BY:	GSH/HDS
MANAGED BY:	GSH/MTB
CHECKED BY:	GSH/GEP

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- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED PER UTILITY LOCATE TICKET NUMBERS 22301341, 22301342, 22301370, 22301376, 23126119-23126135, 23189897, 23189913, 23189925, 23189926, 23252576, AND 23252653. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED MAY 8 - DECEMBER 21, 2023.
 - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, NAD83(2011) EPOCH: 2011.000. OCRS COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 2333, LOCATED AT THE INTERSECTION OF THE EXTENSION OF THE CENTERLINE OF SW 65TH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF SW VERMONT STREET. ELEVATION = 253.40 FEET (CITY OF PORTLAND VERTICAL DATUM).
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - BUILDING FOOTPRINTS ARE BASED ON AERIAL IMAGERY TAKEN MAY 19, 2023.
 - CONTOUR INTERVAL IS 2 FEET.
 - TREES WITH A DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - WETLAND AND WATER BOUNDARIES SHOWN WERE DELINEATED BY AKS ON MAY 25, 2023 AND JUNE 20, 2023 AND WERE SURVEYED BY AKS WITH SUB-METER ACCURACY USING A TRIMBLE R10 GPS RECEIVER AND TSC3 DATA COLLECTOR.
 - UNDERGROUND WATER LINES ARE PER GIS AND AS-BUILT INFORMATION.

EXISTING CONDITIONS PLAN
RALEIGH CREST PD SUBDIVISION
PRELIMINARY LAND DIVISION PLANS
PORTLAND, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 1995
GARY L. PAUL
2698
RENEWAL 12/31/2024

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1"=50 FEET

50 0 10 25 50

AKS
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TUALATIN, OR 97062
503-563-6151
WWW.AKS-ENG.COM

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FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

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