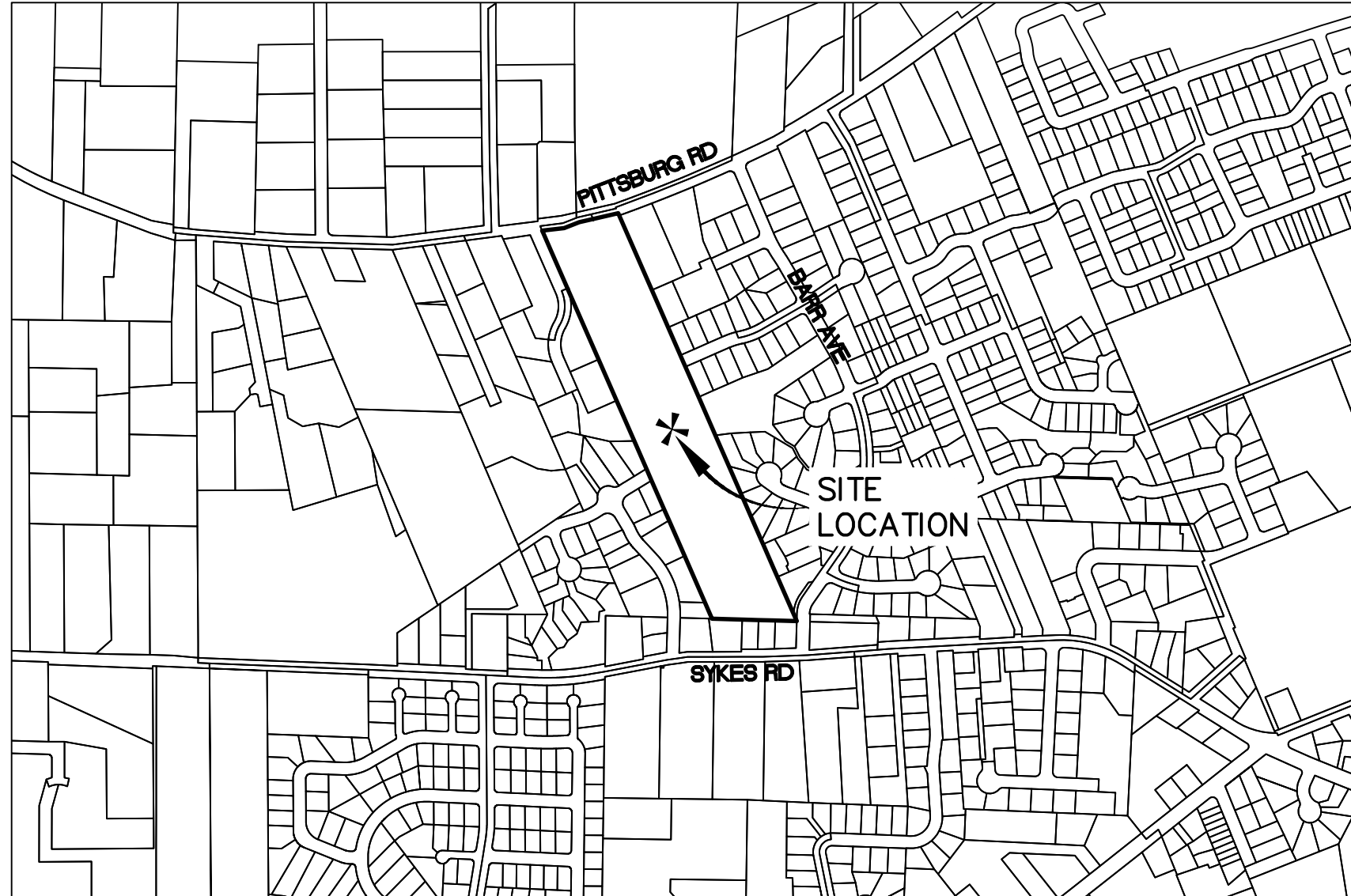
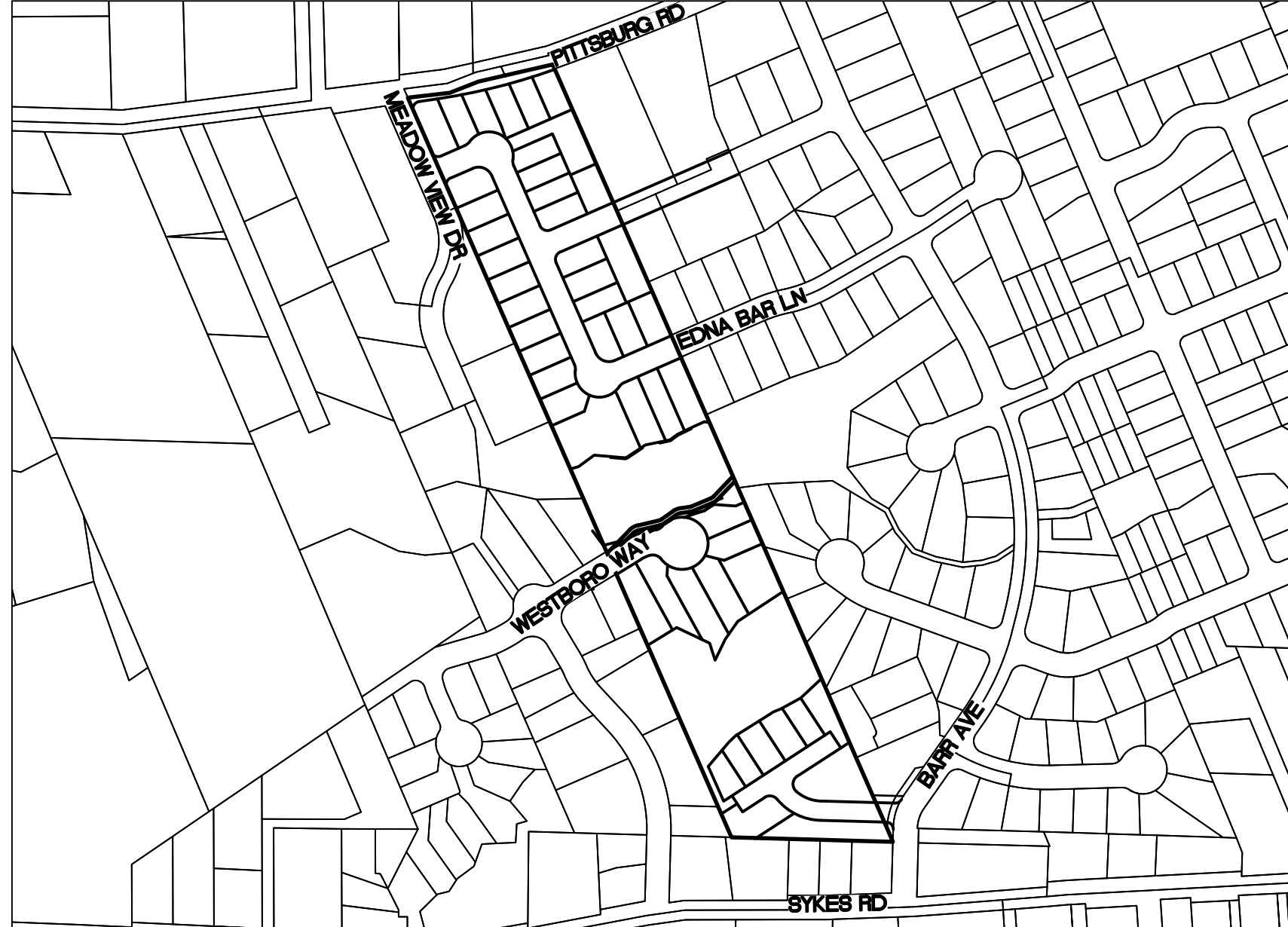


PRELIMINARY PLANS FOR
COMSTOCK SUBDIVISION
ST. HELENS, OREGON



VICINITY MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1"=300'

SHEET INDEX

COVER SHEET	P100
EXISTING CONDITIONS AND DEMOLITION PLAN (NORTH)	P200
EXISTING CONDITIONS AND DEMOLITION PLAN (MIDDLE AND SOUTH)	P201
EXISTING TREE PROTECTION AND REMOVAL PLAN	P202
SITE PLAN (NORTH)	P300
SITE PLAN (MIDDLE AND SOUTH)	P301
OVERALL SITE PLAN	P302
PRELIMINARY GRADING (NORTH)	P400
PRELIMINARY GRADING (MIDDLE AND SOUTH)	P401
PRELIMINARY SITE SECTIONS	P402
PRELIMINARY UTILITY PLAN (NORTH)	P500
PRELIMINARY UTILITY PLAN (MIDDLE AND SOUTH)	P501

PROPERTY DESCRIPTION

TAX MAP: 4N1W06AD TAX LOT 2600
AND 4N1W06D TAX LOT 604

BENCHMARK

VERTICAL CONTROL IS BASED ON:

ELEVATIONS ARE NAVD 88 BASED ON N.G.S
BENCH MARK PID #RD3969.

DATUM

DATUM: BASIS OF BEARINGS AND COORDINATE
SYSTEM ARE GRID BASED ON OREGON
COORDINATE SYSTEM COLUMBIA RIVER WEST,
(NAD 83 2011 EPOCH)

STREET ADDRESS

PITTSBURG ROAD
ST. HELENS, OREGON 97051

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD
SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND
MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS.
WESTLAKE 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. WESTLAKE HAS NOT
PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER

CHIEKO COMSTOCK
C/O JEANNE MORAINÉ
ADDRESS: 980 JOSHUA PLACE,
FREMONT, CA 94539

APPLICANT

NOYES DEVELOPMENT
16305 NW BETHANY CT, SUITE 101
BEAVERTON, OR 97006
PHONE: (503) 4669-9191
FAX: (503) 614-1149
CONTACT: CLARK VORM

ENGINEER / SURVEYOR

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: JEFF HINTON, P.E.

PROJECT DESCRIPTION

PROPOSED: 45 LOT SUBDIVISION

SITE SIZE: 12 ACRES

ZONING: R-7 (SINGLE FAMILY)

NOTE:

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN
THAT NO UTILITY INFRASTRUCTURE IS DESIGNED
TO BE WITHIN ONE (1) FOOT OF A SURVEY
MONUMENT LOCATION SHOWN ON A SUBDIVISION
OR PARTITION PLAT. NO DESIGN EXCEPTIONS
NOR FINAL FIELD LOCATION CHANGES SHALL BE
PERMITTED IF THAT CHANGE WOULD CAUSE ANY
UTILITY INFRASTRUCTURE TO BE PLACED WITHIN
THE PROHIBITED AREA.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES
ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES
ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090.
YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION
CENTER IS (503) 232-1987).

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE
PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE
RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR
UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE
NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION: CONTRACTOR SHALL POTHOLE TO VERIFY
LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING
CONSTRUCTION AND SHALL PROVIDE **WESTLAKE CONSULTANTS, INC.**
72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

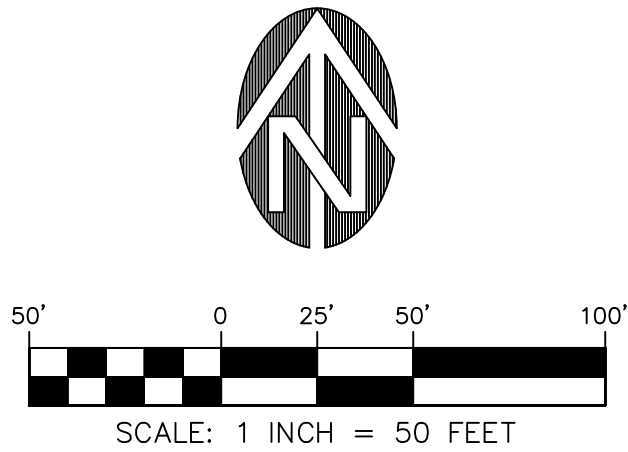
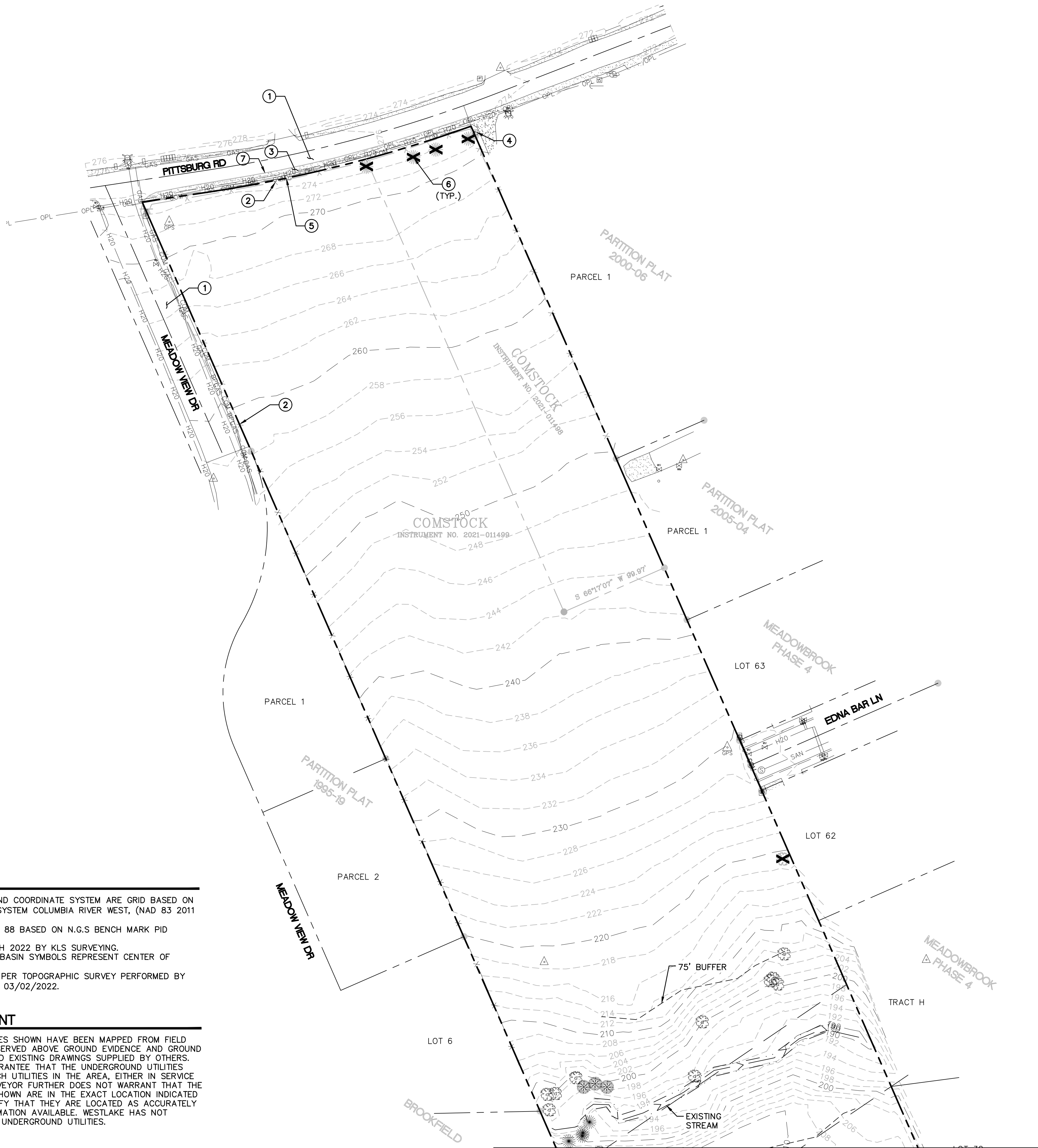
NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:
0	2022/04/04	LAND USE SUBMITTAL	SDS	DAG/CH

NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM ARE GRID BASED ON OREGON COORDINATE SYSTEM COLUMBIA RIVER WEST, (NAD 83 2011 EPOCH)
2. ELEVATIONS ARE NAVD 88 BASED ON N.G.S BENCH MARK PID #RD3969.
3. FIELD SURVEYED MARCH 2022 BY KLS SURVEYING.
4. MANHOLE AND CATCH BASIN SYMBOLS REPRESENT CENTER OF LID/GRATE.
5. WETLAND DELINEATION PER TOPOGRAPHIC SURVEY PERFORMED BY KLS SURVEYING DATED 03/02/2022.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. WESTLAKE 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. WESTLAKE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



DEMOLITION KEYNOTES

- 1 SAWCUT HALF STREET.
- 2 REMOVE EXISTING FENCE AND DISPOSE OF OFF-SITE.
- 3 DEMOLISH EXISTING SIDEWALK.
- 4 COMMUNICATION RISERS TO BE RELOCATED.
- 5 OVERHEAD LINES TO TO BE RELOCATED.
- 6 REMOVE EXISTING TREES.
- 7 DEMOLISH EXISTING CURB.
- 8 PROTECT EXISTING CATCH BASIN.
- 9 REMOVE EXISTING LIGHT POLE.

GENERAL NOTES:

1. EXISTING MATURE TREES AND SHRUBS WILL BE RETAINED WHERE FEASIBLE FOR FINAL GRADING PLAN. SEE SHEET C202 FOR EXISTING TREE AND REMOVAL PLAN.

LEGEND

- | | |
|---------------------------|---|
| ● FOUND MONUMENT AS NOTED | --- PROPERTY LINE |
| △ CONTROL POINT | ---100--- EXISTING 10' CONTOUR |
| □ CATCH BASIN CENTER | ---102--- EXISTING 2' CONTOUR |
| ⊕ POWER POLE | --- OPL --- OVERHEAD LINES |
| ↑ GUY WIRE | --- SAN --- UNDERGROUND SANITARY SEWER LINE |
| ⊕ POWER RISER | --- STM --- UNDERGROUND STORM DRAIN LINE |
| ⊕ FIRE HYDRANT | --- H2O --- UNDERGROUND WATER LINE |
| ☆ LIGHT POLE | --- E --- UNDERGROUND POWER |
| □ MAIL BOX | --- GAS --- UNDERGROUND GAS LINE |
| ⊕ SANITARY SEWER MANHOLE | --- COM --- UNDERGROUND COMMUNICATION |
| ⊕ STORM SEWER MANHOLE | --- --- EDGE OF PAVEMENT |
| ↑ SIGN | --- X --- FENCE AS NOTED |
| ■ TELEPHONE RISER | --- > --- CREEK |
| ⊕ COMMUNICATION MANHOLE | --- --- WETLAND |
| ⊕ WATER METER | --- --- TOP OF BANK |
| ⊕ WATER VALVE | --- --- CONCRETE |
| ⊕ DECIDUOUS TREE | --- --- GRAVEL |
| ⊕ EVERGREEN TREE | |
| ✕ REMOVE DECIDUOUS TREE | |
| ✕ REMOVE EVERGREEN TREE | |

COMSTOCK SUBDIVISION

SE 1/4 SECTION 6, TOWNSHIP 4N, RANGE 1W
ST. HELENS, OREGON

(NORTH)
EXISTING CONDITIONS AND DEMOLITION PLAN



EXPIRES: 06/30/23

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

REVISIONS	NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:

SHEET

P200

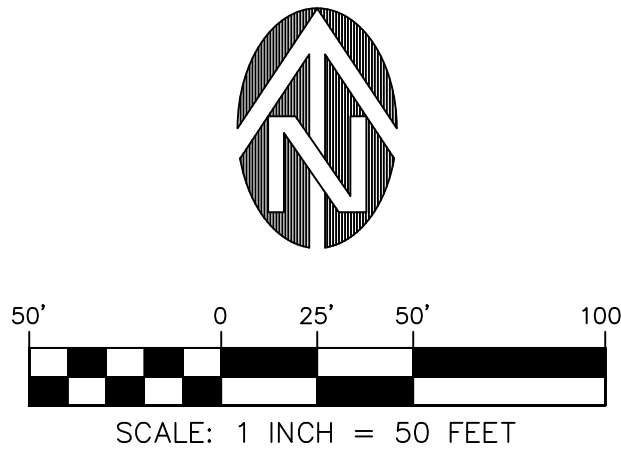
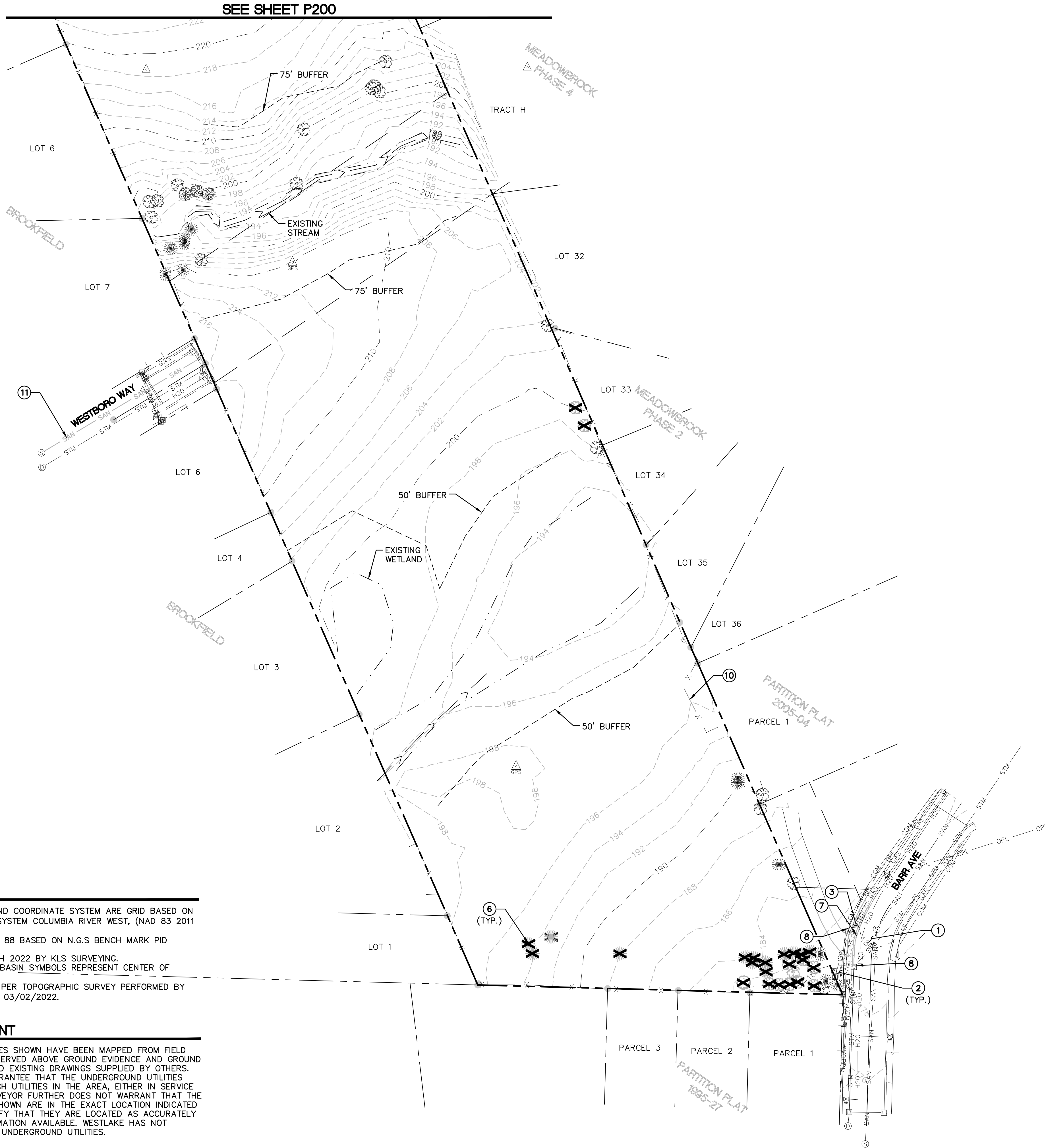
JOB NO.
2740-004

NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM ARE GRID BASED ON OREGON COORDINATE SYSTEM COLUMBIA RIVER WEST, (NAD 83 2011 EPOCH)
2. ELEVATIONS ARE NAVD 88 BASED ON N.G.S BENCH MARK PID #RD3969.
3. FIELD SURVEYED MARCH 2022 BY KLS SURVEYING.
4. MANHOLE AND CATCH BASIN SYMBOLS REPRESENT CENTER OF LID/GRATE.
5. WETLAND DELINEATION PER TOPOGRAPHIC SURVEY PERFORMED BY KLS SURVEYING DATED 03/02/2022.

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DEMOLITION KEYNOTES

- 1 SAWCUT HALF STREET.
- 2 REMOVE EXISTING FENCE AND DISPOSE OF OFF SITE.
- 3 DEMOLISH EXISTING SIDEWALK.
- 4 COMMUNICATION RISERS TO BE RELOCATED.
- 5 OVERHEAD LINES TO TO BE RELOCATED.
- 6 REMOVE EXISTING TREES.
- 7 DEMOLISH EXISTING CURB.
- 8 PROTECT EXISTING CATCH BASIN.
- 9 REMOVE EXISTING LIGHT POLE.
- 10 RESOLVE ENCROACHMENTS.
- 11 DEMOLISH EXISTING SANITARY LINE.

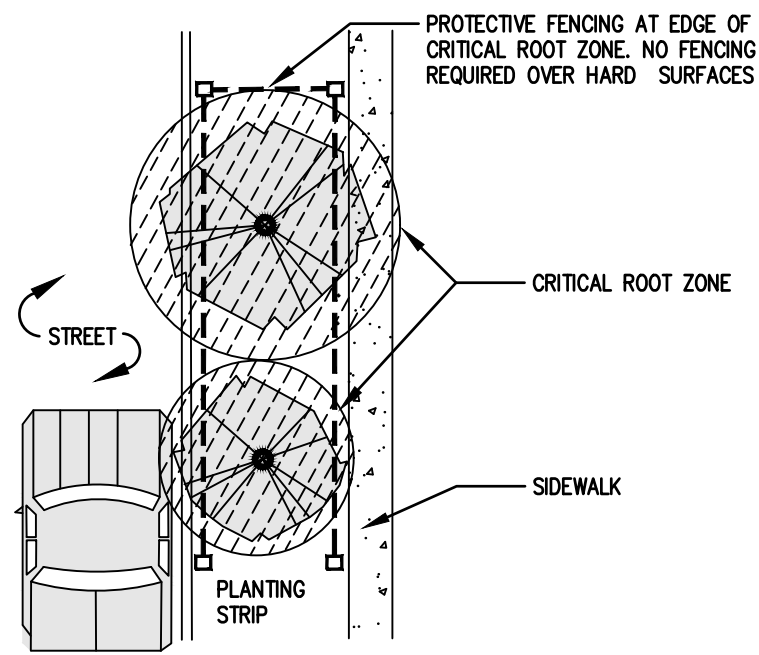
GENERAL NOTES:

1. EXISTING MATURE TREES AND SHRUBS WILL BE RETAINED WHERE FEASIBLE FOR FINAL GRADING PLAN. SEE SHEET C202 FOR EXISTING TREE AND REMOVAL PLAN.

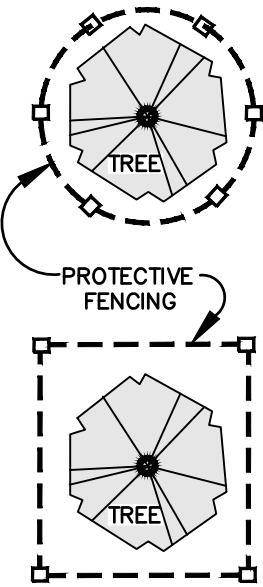
LEGEND

●	FOUND MONUMENT AS NOTED	---	PROPERTY LINE
△	CONTROL POINT	---100---	EXISTING 10' CONTOUR
□	CATCH BASIN CENTER	---102---	EXISTING 2' CONTOUR
⊕	POWER POLE	---	OPL OVERHEAD LINES
↑	GUY WIRE	---	SAN UNDERGROUND SANITARY SEWER LINE
⊕	POWER RISER	---	STM UNDERGROUND STORM DRAIN LINE
⊕	FIRE HYDRANT	---	H2O UNDERGROUND WATER LINE
☆	LIGHT POLE	---	E UNDERGROUND POWER
□	MAIL BOX	---	GAS UNDERGROUND GAS LINE
⊕	SANITARY SEWER MANHOLE	---	COM UNDERGROUND COMMUNICATION
⊕	STORM SEWER MANHOLE	---	EDGE OF PAVEMENT
+	SIGN	X	FENCE AS NOTED
■	TELEPHONE RISER	>	CREEK
⊕	COMMUNICATION MANHOLE	---	WETLAND
⊕	WATER METER	---	TOP OF BANK
⊕	WATER VALVE	---	CONCRETE
⊕	DECIDUOUS TREE	---	GRAVEL
⊕	EVERGREEN TREE		
⊕	REMOVE DECIDUOUS TREE		
⊕	REMOVE EVERGREEN TREE		

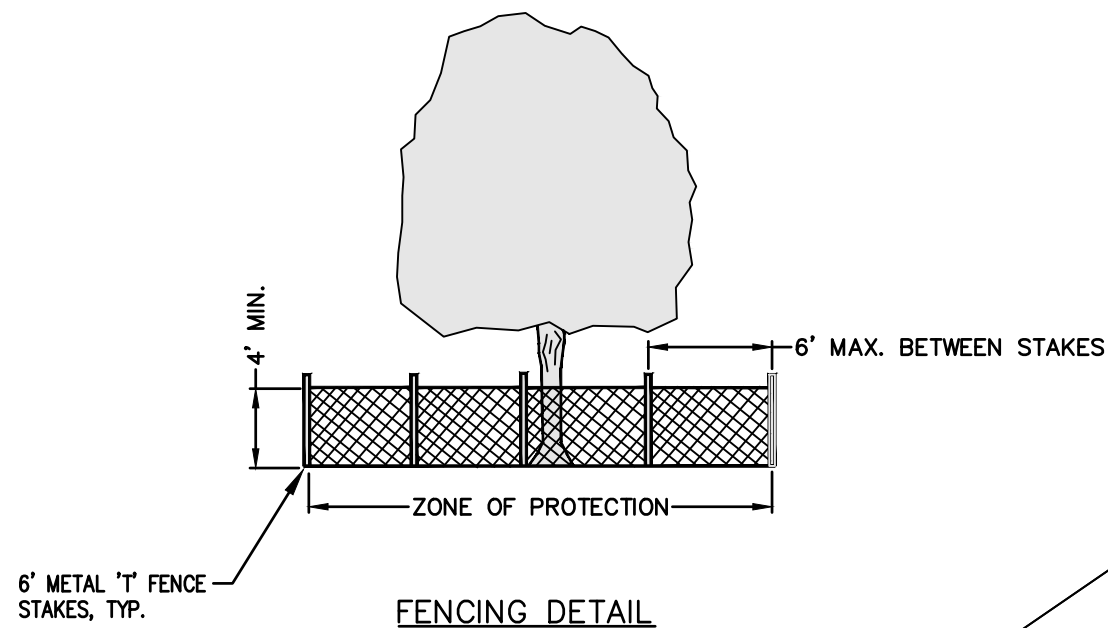
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TYPICAL STREET TREE PROTECTION DETAIL

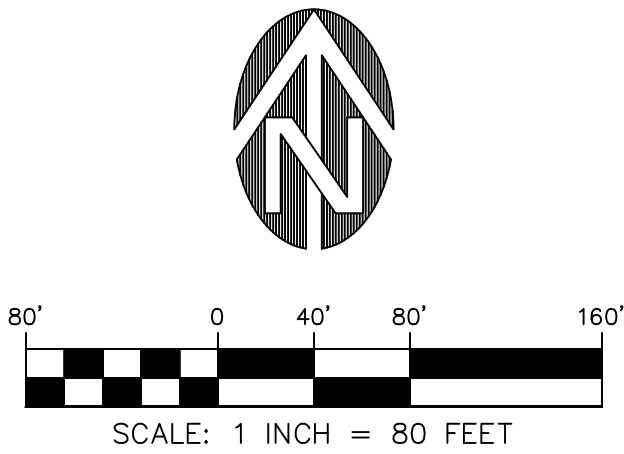


TYPICAL TREE PROTECTION (NO PAVED SURFACES)



FENCING DETAIL

TREE PROTECTION DETAIL



TREE TABLE	
#	TYPE / SIZE (IN)
413	FIR 30
419	FIR 19
564	FIR 14X3
635	FIR 10
665	FIR 24
673	FIR 12 TOP
723	CEDAR 15X3
748	CEDAR 08
749	CEDAR 24 TOE
750	MAPLE 21
752	MAPLE 10X2
753	ALDER 18X2
754	ALDER 18 TOE
755	ALDER 12X3
933	CEDAR 30
948	CEDAR 16X2
949	CEDAR 24
950	CEDAR 30X3
951	CEDAR 28X3
952	MAPLE 18X5
1728	FIR 20
1731	FIR 08
1732	MAPLE 12 X2
1733	MAPLE 12 X2
1734	MAPLE 08
1735	MAPLE 15
1736	MAPLE 15
1738	MAPLE 08 X2
1739	MAPLE 18
1740	OAK 24
1741	FIR 08

TREE TABLE	
#	TYPE / SIZE (IN)
1742	FIR 08
1743	FIR 16
1744	FIR 16
1745	FIR 06
1746	FIR 06
1747	MAPLE 15
1748	FIR 16
1749	FIR 12
1750	FIR 16 X2
1751	MAPLE 15 X2
1752	MAPLE 15
1753	FIR 12
1936	FIR 18 X2
1938	FIR 15
1939	FIR 16
1940	FIR 22
2399	FIR 12
2400	FIR 10
2401	FIR 10
2402	FIR 10
2409	MAPLE 16X2
2410	FIR 22
2412	MAPLE 21
2415	MAPLE 15X2
2416	FIR 15
2417	FIR 12
2422	MAPLE 26X3
2425	MAPLE 13X5
2426	MAPLE 15
2427	MAPLE 17
2452	MAPLE 17

TREES TO BE REMOVED	
#	TYPE / SIZE (IN)
* 1733	MAPLE 12 X2
1734	MAPLE 08
* 1735	MAPLE 15
1738	MAPLE 08 X2
* 1739	MAPLE 18
* 1740	OAK 24
1741	FIR 08
1742	FIR 08
* 1743	FIR 16
* 1744	FIR 16
1745	FIR 06
1746	FIR 06
* 1747	MAPLE 15
* 1748	FIR 16
* 1749	FIR 12
* 1750	FIR 16 X2
* 1751	MAPLE 15 X2
* 1752	MAPLE 15
* 1936	FIR 18 X2
* 1938	FIR 15
* 1939	FIR 16
* 1940	FIR 22
* 2399	FIR 12
2400	FIR 10
2401	FIR 10
2402	FIR 10
* 2425	MAPLE 13X5
* 2426	MAPLE 15
* 2452	MAPLE 17

*TREES 12" OR LARGER

GENERAL NOTES:

- INSTALLATION AND APPROVAL OF ALL TREE PROTECTION AND ESC MEASURES ARE NEEDED BEFORE CONSTRUCTION BEGINS.
- ALL DEMO AND TREE REMOVAL WITHIN THE TREE PROTECTION FENCING SHALL BE COMPLETED UNDER THE SUPERVISION OF THE PROJECT ARBORIST. NO REMOVAL OF ANY STRUCTURES OR TREES SHALL BE PERFORMED WITHOUT THE PROJECT ARBORIST ON SITE.
- SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
- CONTRACTOR TO HAVE DEMOLITION PERMIT IN PLACE FROM THE RESPECTIVE JURISDICTION THAT THE WORK IS BEING PERFORMED IN BEFORE THE START OF CONSTRUCTION.
- ESTABLISH AND CONFIRM FENCING WITH PROJECT ARBORIST PRIOR TO ANY CONSTRUCTION ACTIVITIES. COORDINATE WITH PROJECT ARBORIST PRIOR TO ANY ADJUSTMENTS TO FENCING.
- TREE MITIGATION PER CITY OF ST HELENS CITY CODE 17.132.025.

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- REMOVE DECIDUOUS TREE
- REMOVE EVERGREEN TREE
- TREE PROTECTION FENCING



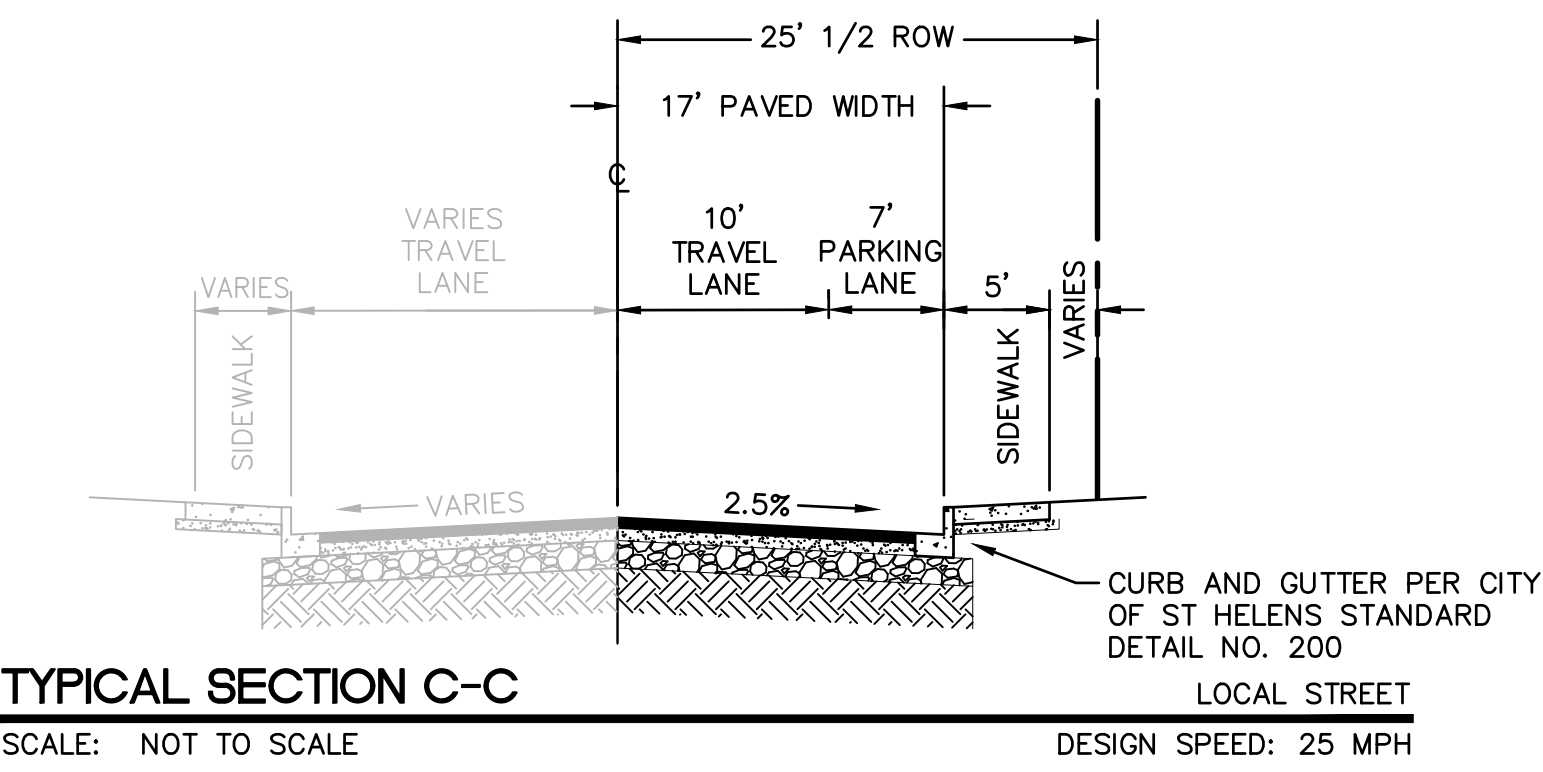
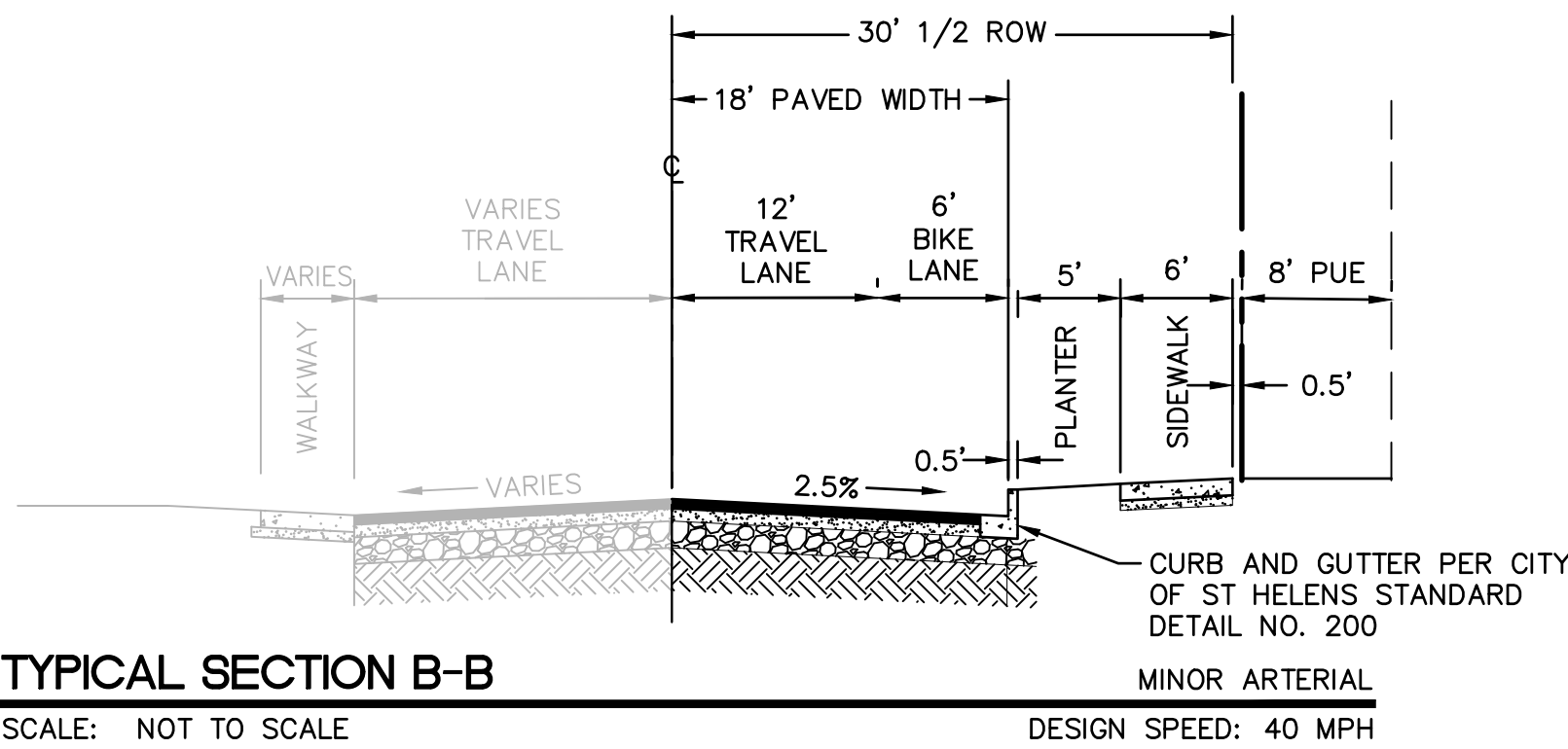
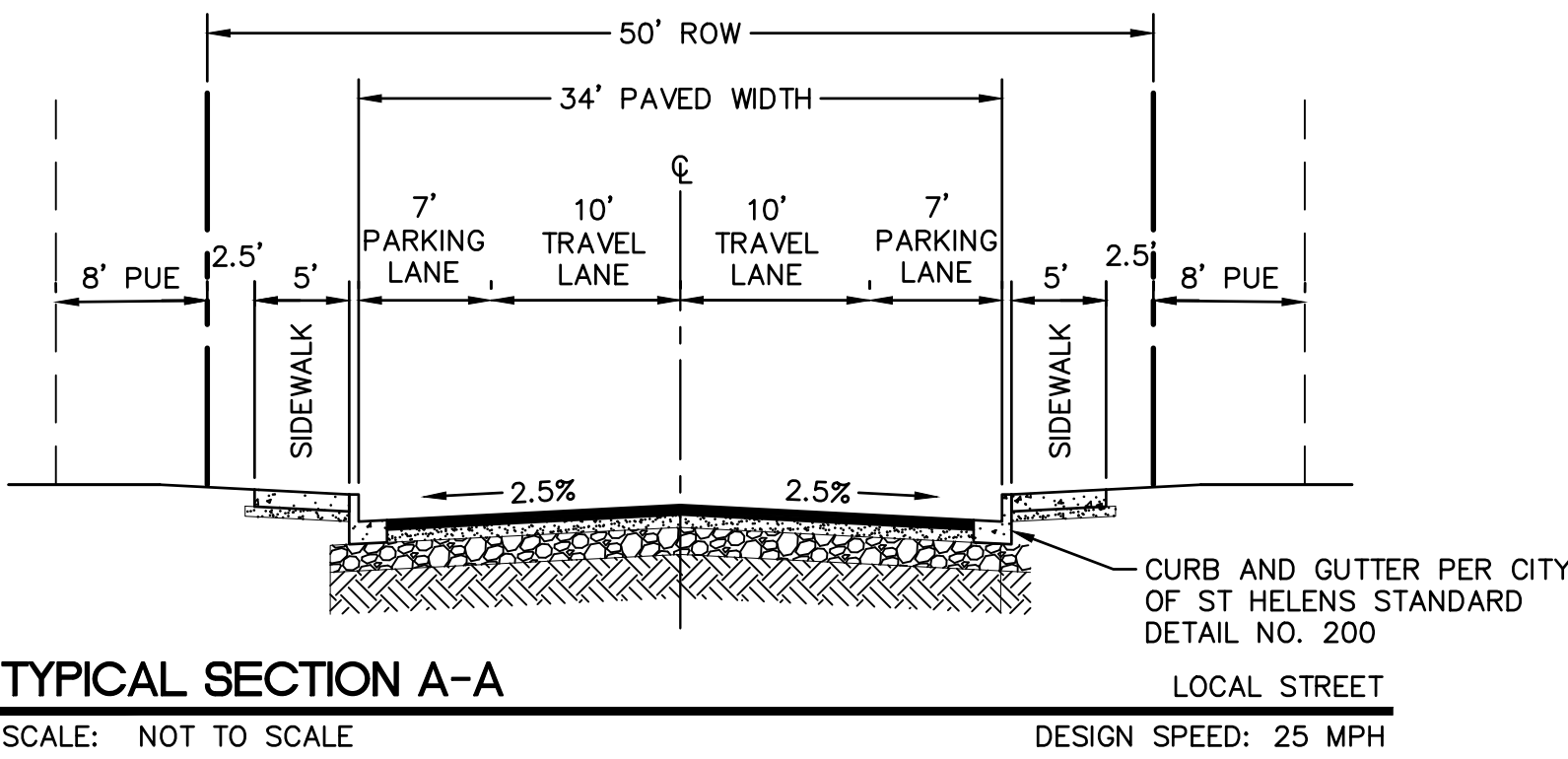
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REVISED	DATE	DESCRIPTION	DWG/CHK	CHECK
0	2022/04/04	LAND USE SUBMITTAL	SDS	DRAFT

EASEMENT TABLE

NO.	PURPOSE	BENEFICIARY	DEPOSITION
①	8' PUBLIC UTILITY EASEMENT	FRANCHISE UTILITY	TO BE GRANTED (NEW)
②	20' SHARED DRIVEWAY EASEMENT	CITY OF ST HELENS	TO BE DEDICATED (NEW)
③	30' ACCESS AND UTILITY EASEMENT	HOME OWNERS	TO BE GRANTED (NEW)
④	15' STORM ACCESS EASEMENT	CITY OF ST HELENS	TO BE GRANTED (NEW)
⑤	10' ROW DEDICATION	CITY OF ST HELENS	TO BE GRANTED (NEW)
⑥	15' ROW DEDICATION	CITY OF ST HELENS	GRANTED (EXISTING)
⑦	100' UTILITY EASEMENT	BPA	GRANTED (EXISTING)



LEGEND	
	PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED CURB
	PROPOSED SIDEWALK
	CENTERLINE
	TOP OF BANK
	WETLAND
	WETLAND BUFFER
	CREEK
	STORMWATER FACILITY BOUNDARY
	RETAINING WALL

COMSTOCK SUBDIVISION

SE 1/4 SECTION 6, TOWNSHIP 4N, RANGE 1W
ST. HELENS, OREGON

PRELIMINARY PLAT AND SITE PLAN
(NORTH)



EXPIRES: 06/30/23

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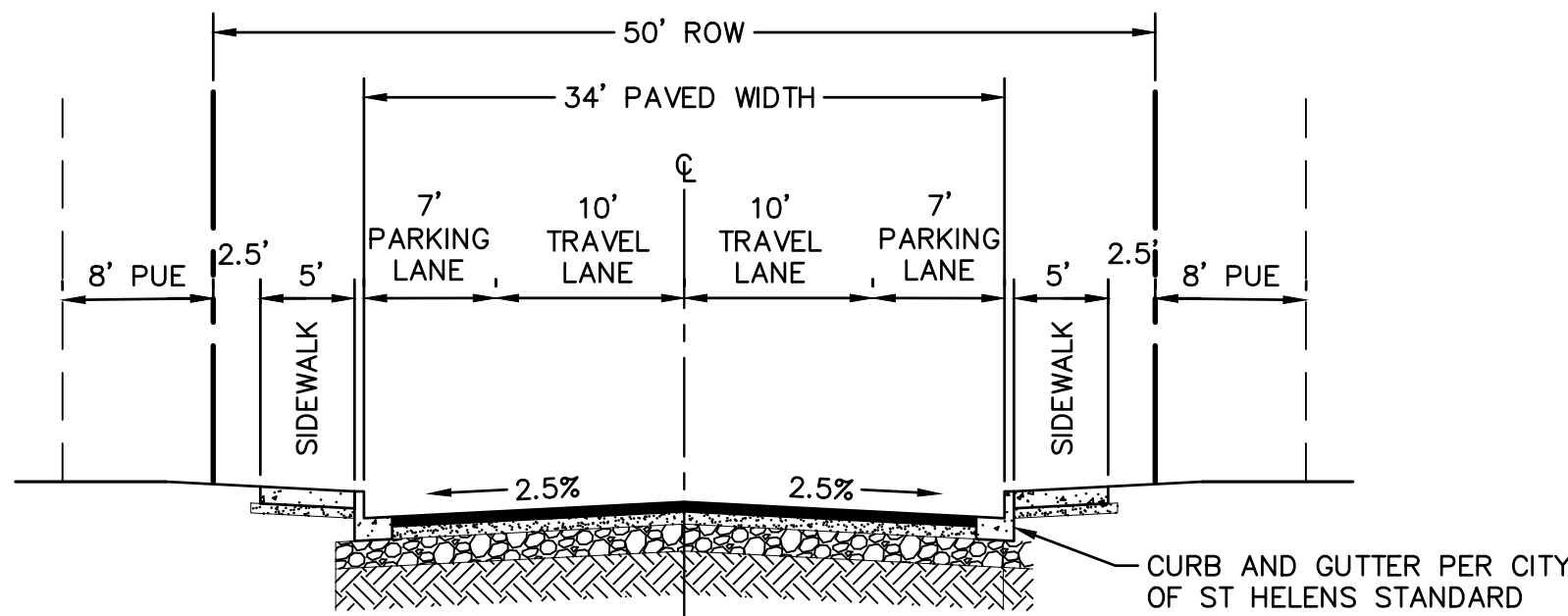
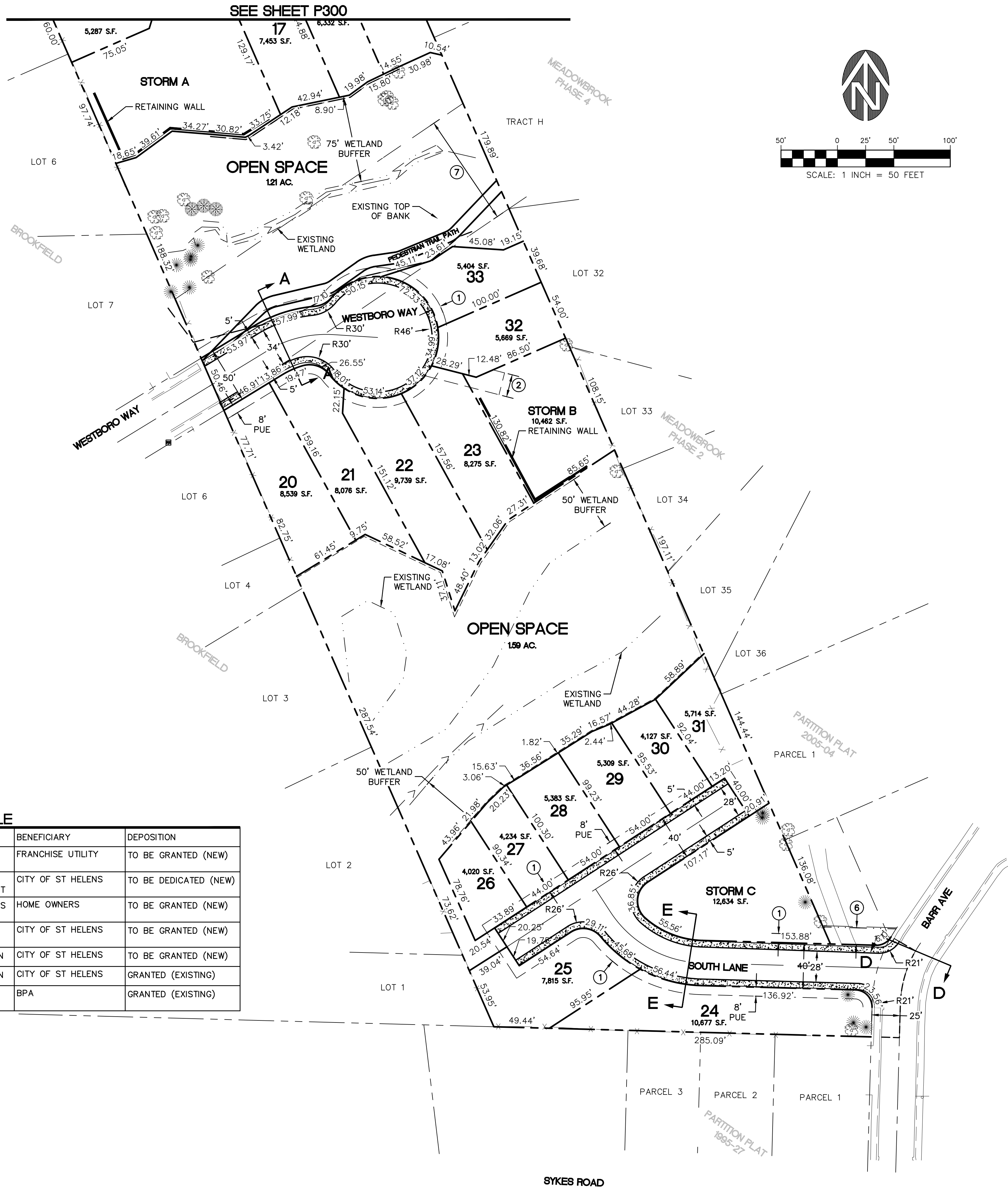
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P300

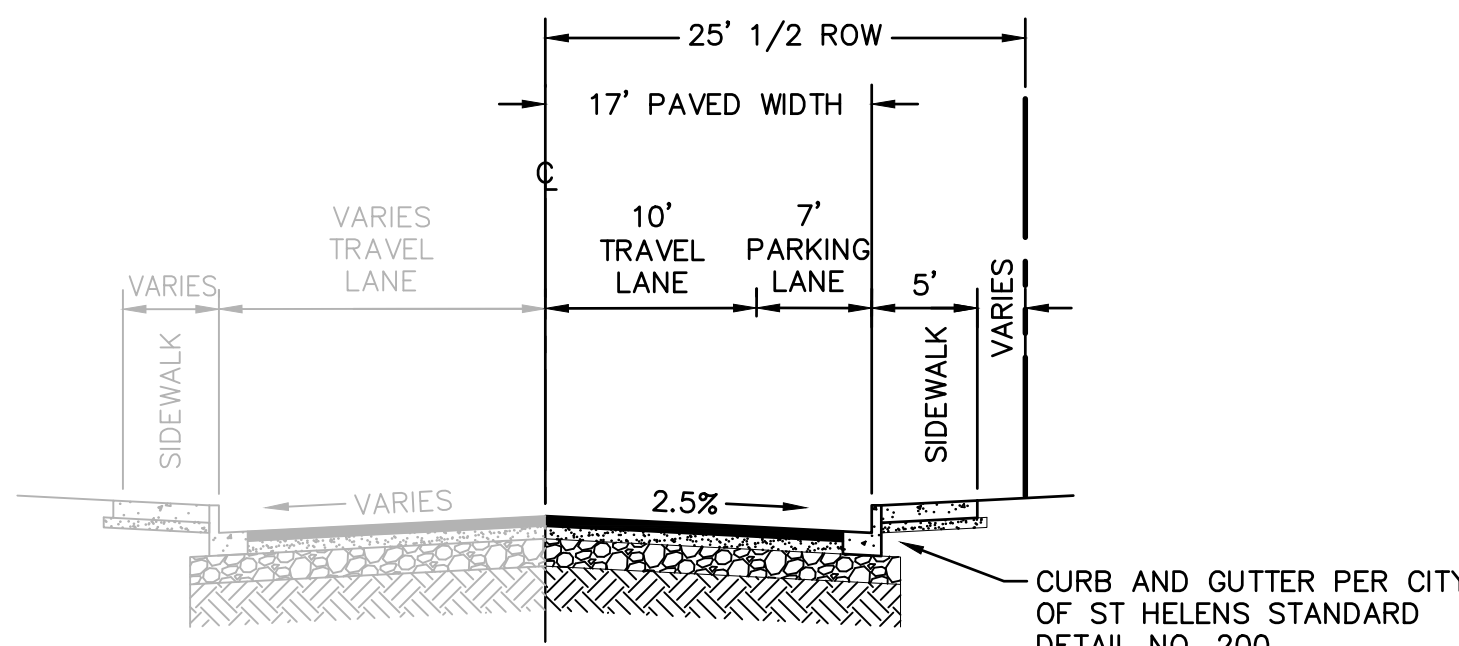
JOB NO.
2740-004

EASEMENT TABLE

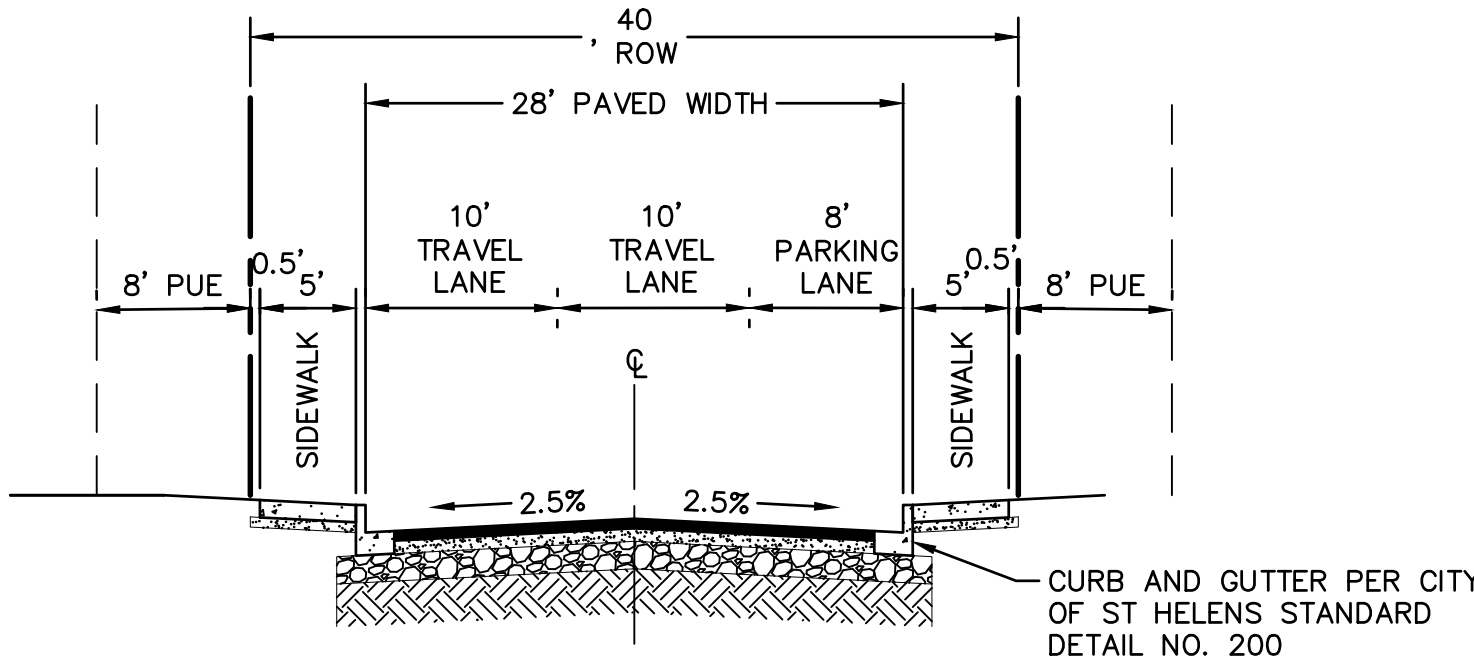
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②	20' SHARED DRIVEWAY EASEMENT	CITY OF ST HELENS	TO BE DEDICATED (NEW)
③	30' PRIVATE ACCESS EASEMENT	HOME OWNERS	TO BE GRANTED (NEW)
④	15' STORM ACCESS EASEMENT	CITY OF ST HELENS	TO BE GRANTED (NEW)
⑤	10' ROW DEDICATION	CITY OF ST HELENS	TO BE GRANTED (NEW)
⑥	15' ROW DEDICATION	CITY OF ST HELENS	GRANTED (EXISTING)
⑦	100' UTILITY EASEMENT	BPA	GRANTED (EXISTING)



TYPICAL SECTION A-A
SCALE: NOT TO SCALE
DESIGN SPEED: 25 MPH



TYPICAL SECTION D-D
SCALE: NOT TO SCALE
DESIGN SPEED: 25 MPH



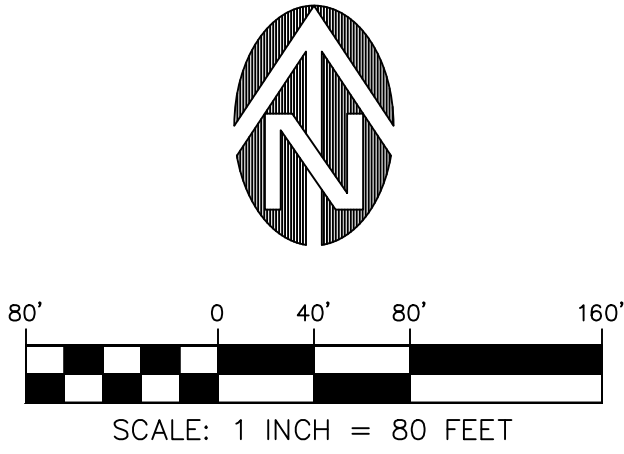
TYPICAL SECTION E-E
SCALE: NOT TO SCALE
DESIGN SPEED: 25 MPH

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED CURB
- PROPOSED SIDEWALK
- CENTERLINE
- TOP OF BANK
- WETLAND
- WETLAND BUFFER
- CREEK
- STORMWATER FACILITY BOUNDARY
- RETAINING WALL

REVISIONS	NO.	DATE	DESCRIPTION	CHECK BY:	DRAW BY:

DRAWING NAME: J:\2740-004\22\6- ENGINEERING\3. CAD\PRODUCTION\1. LU\2740-004_P302.DWG 2022/05/09 - 02:59PM - SDS



GENERAL NOTES:

1. EXISTING MATURE TREES AND SHRUBS WILL BE RETAINED WHERE FEASIBLE FOR FINAL GRADING PLAN.

REVISIONS

NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:
0	2022/04/04	LAND USE SUBMITTAL	SDS	DAG/OMH

SHEET

JOB NO.
2740-004

P302

COMSTOCK SUBDIVISION

SE 1/4 SECTION 6, TOWNSHIP 4N, RANGE 1W

ST. HELENS, OREGON

OVERALL SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
96804PE
OREGON
11/10/2020
JEFFREY M. HINTON

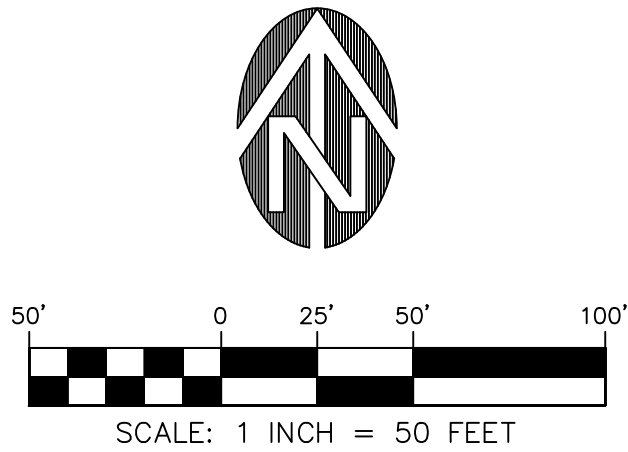
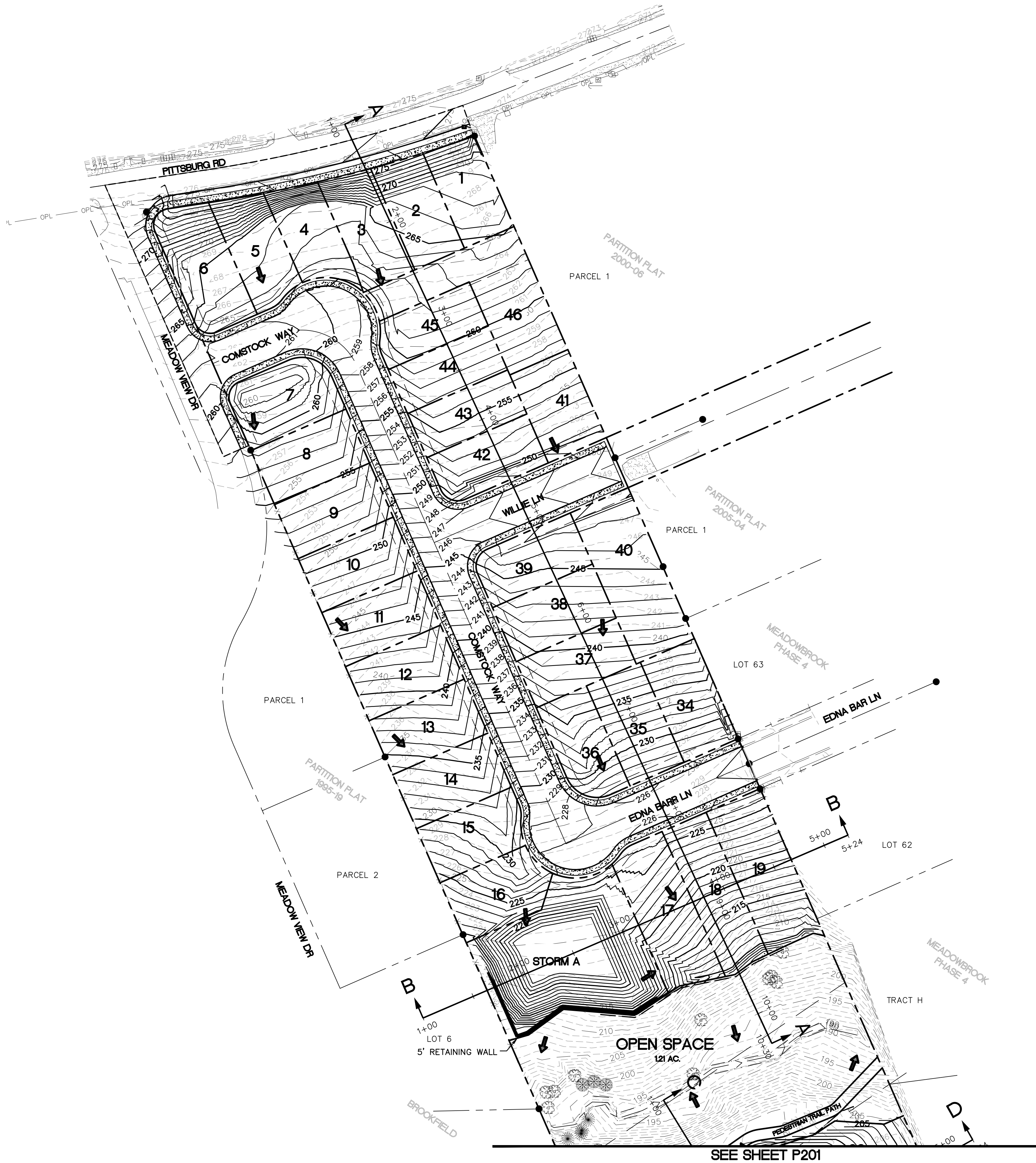
EXPIRES: 06/30/23

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WESTLAKE CONSULTANTS

Planning | Engineering | Surveying

DRAWING NAME: J:\2740-004\22\6. ENGINEERING\3. CAD\PRODUCTION\1. LU\2740-004_P400.DWG 2022/05/09 - 02:59PM - SDS



- LEGEND**
- UTILITY EASEMENT LINE
 - PROPERTY LINE
 - ROW LINE
 - CURB
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - DRAINAGE ROUTE
 - PROPOSED STORMWATER SYSTEM

CUT / FILL QUANTITIES

LOTS 1-16 & 35-46 (NORTH)

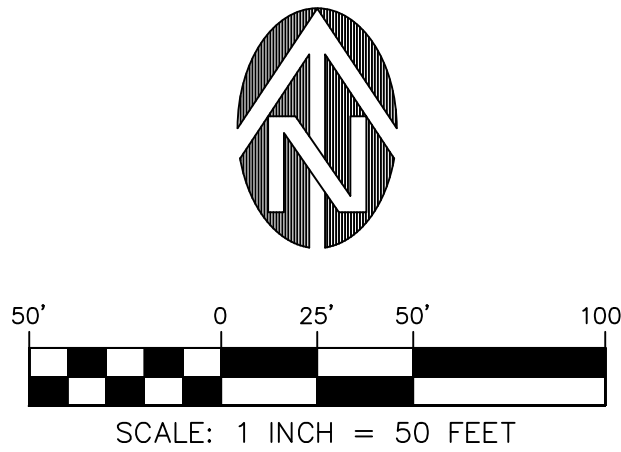
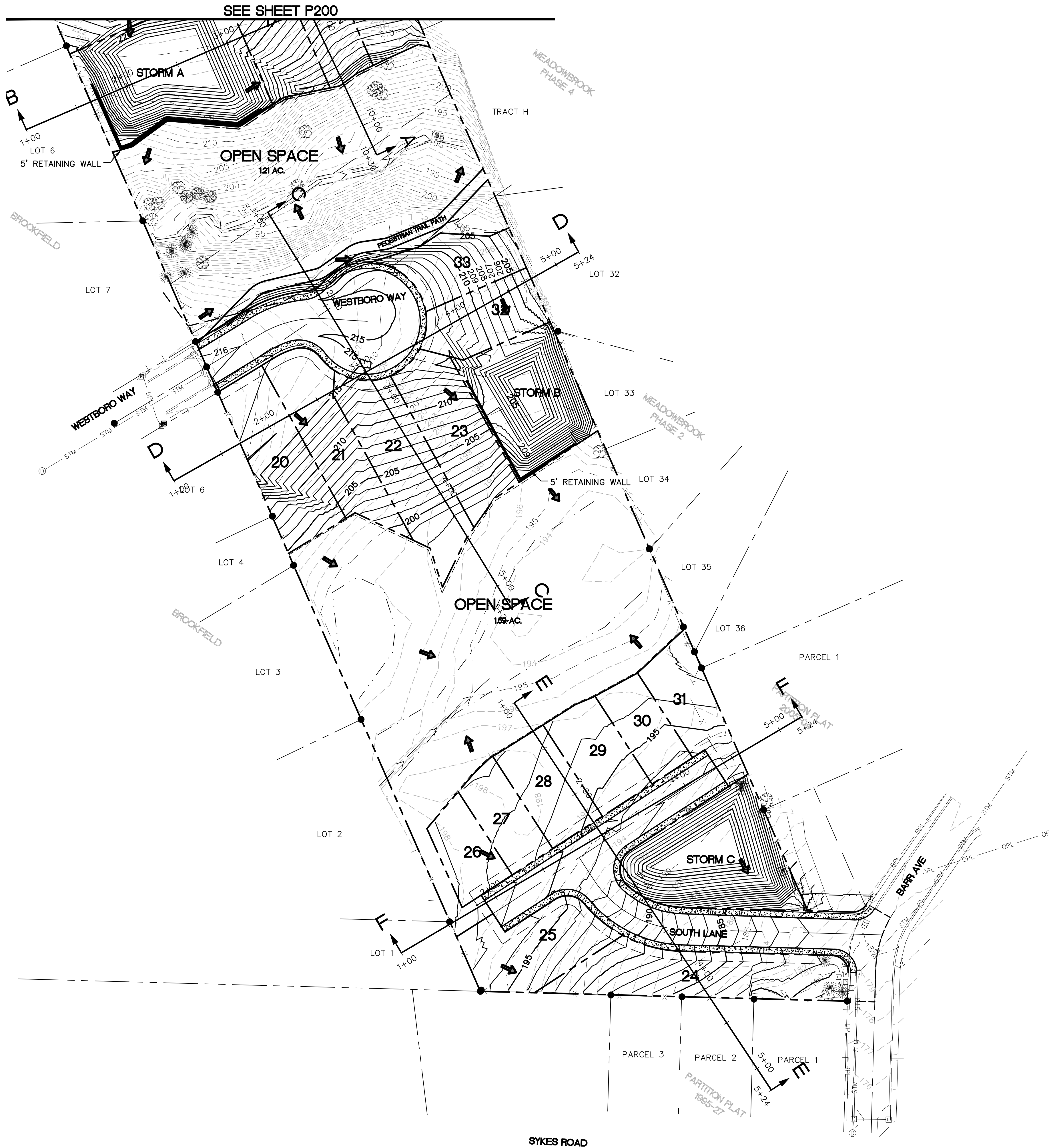
CUT = 9796 CY
FILL = 4338 CY
NET = 5458 CY (CUT)

COMSTOCK SUBDIVISION
SE 1/4 SECTION 6, TOWNSHIP 4N, RANGE 1W
ST. HELENS, OREGON
(NORTH)
PROPOSED GRADING PLAN



EXPIRES: 06/30/23
THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS, INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

REVISIONS	NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:



LEGEND

- UTILITY EASEMENT LINE
- PROPERTY LINE
- ROW LINE
- CURB
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- DRAINAGE ROUTE
- PROPOSED STORMWATER SYSTEM

CUT / FILL QUANTITIES

LOTS 23-30 (SOUTH)

CUT = 1877 CY
FILL = 1759 CY
NET = 116 CY (CUT)

LOTS 20-22 & 31-34 (MIDDLE)

CUT = 59 CY
FILL = 9199 CY
NET = 9140 CY (FILL)

COMSTOCK SUBDIVISION

SE 1/4 SECTION 6, TOWNSHIP 4N, RANGE 1W
ST. HELENS, OREGON
(MIDDLE & SOUTH)

PROPOSED GRADING PLAN



EXPIRES: 06/30/23

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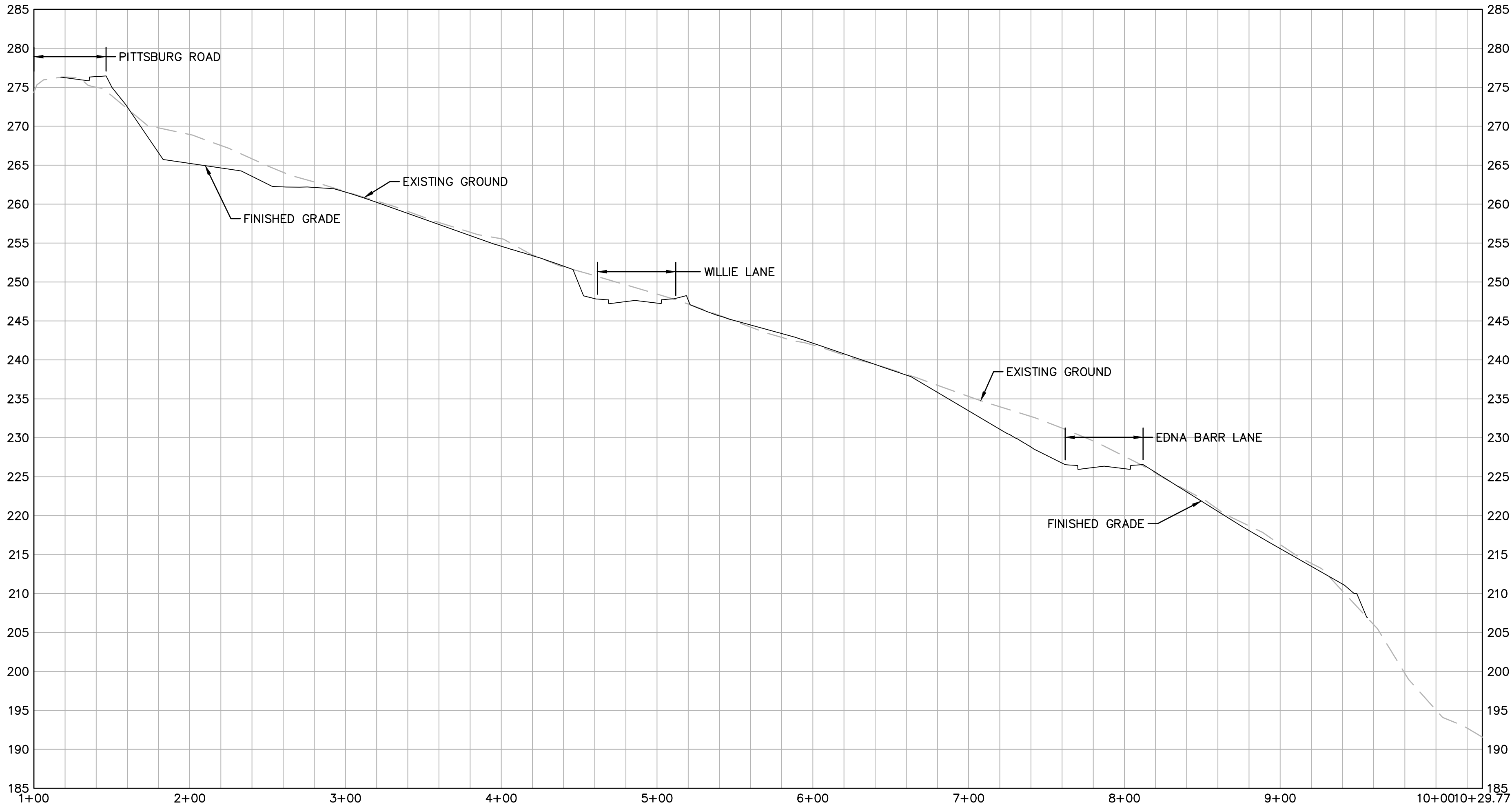
REVISIONS	NO.	DATE	DESCRIPTION	DRAFT BY:	CHECK BY:
	0	2022/04/04	LAND USE SUBMITTAL		

SHEET

P401

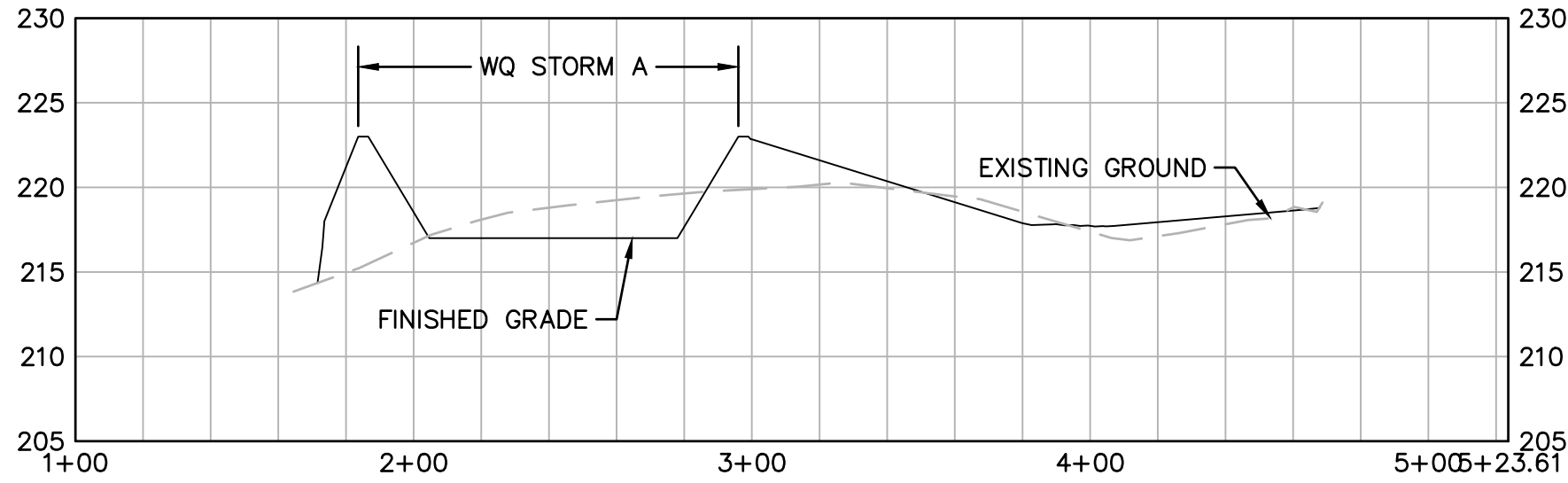
JOB NO.
2740-004

DRAWING NAME: J:\2740-004-22\6. ENGINEERING\3. CAD\PRODUCTION\1. LU\2740-004_P400.DWG 2022/05/09 - 02:59PM - SDS



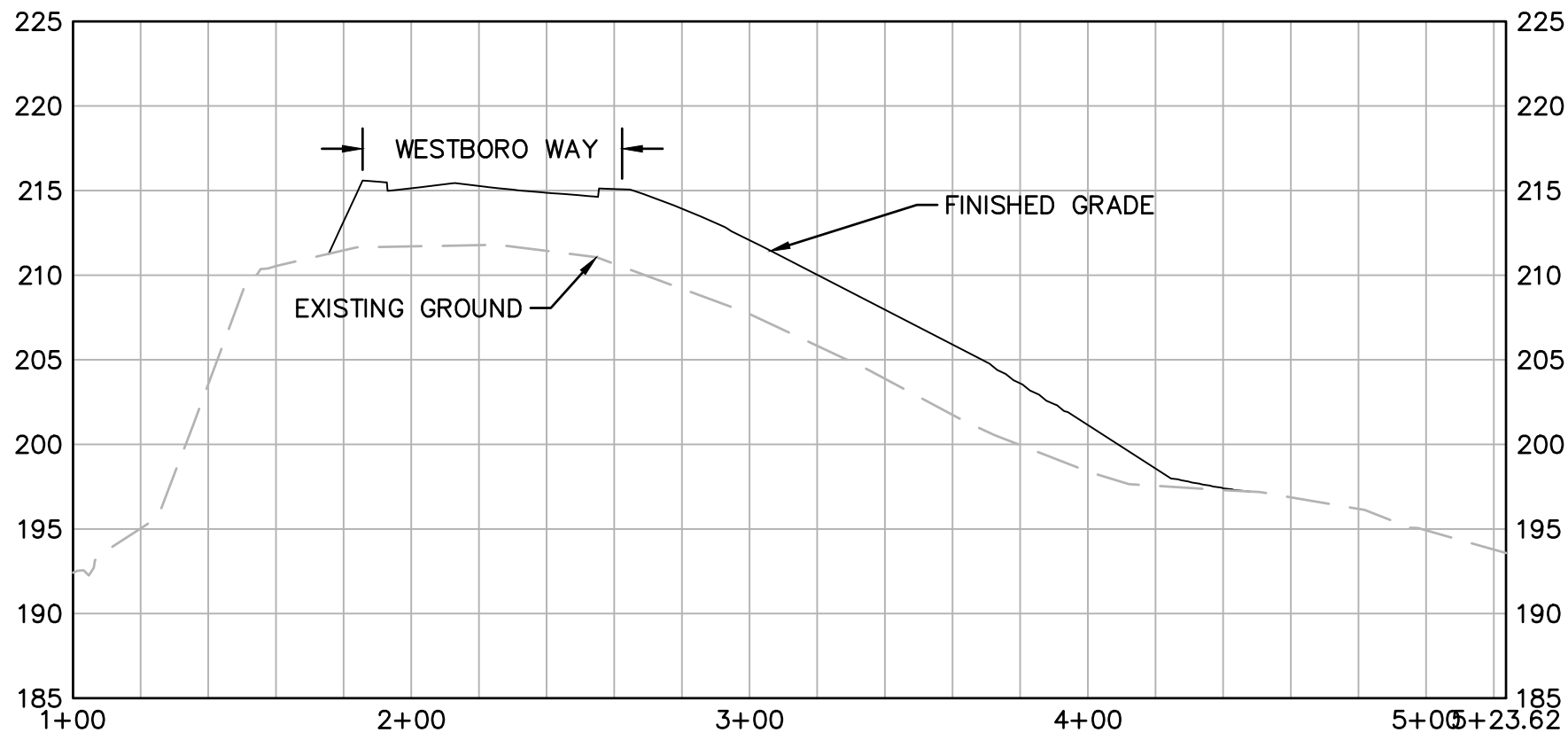
SITE SECTION 'A-A'

SCALE: 1"=50' (H), 1"=10' (V)



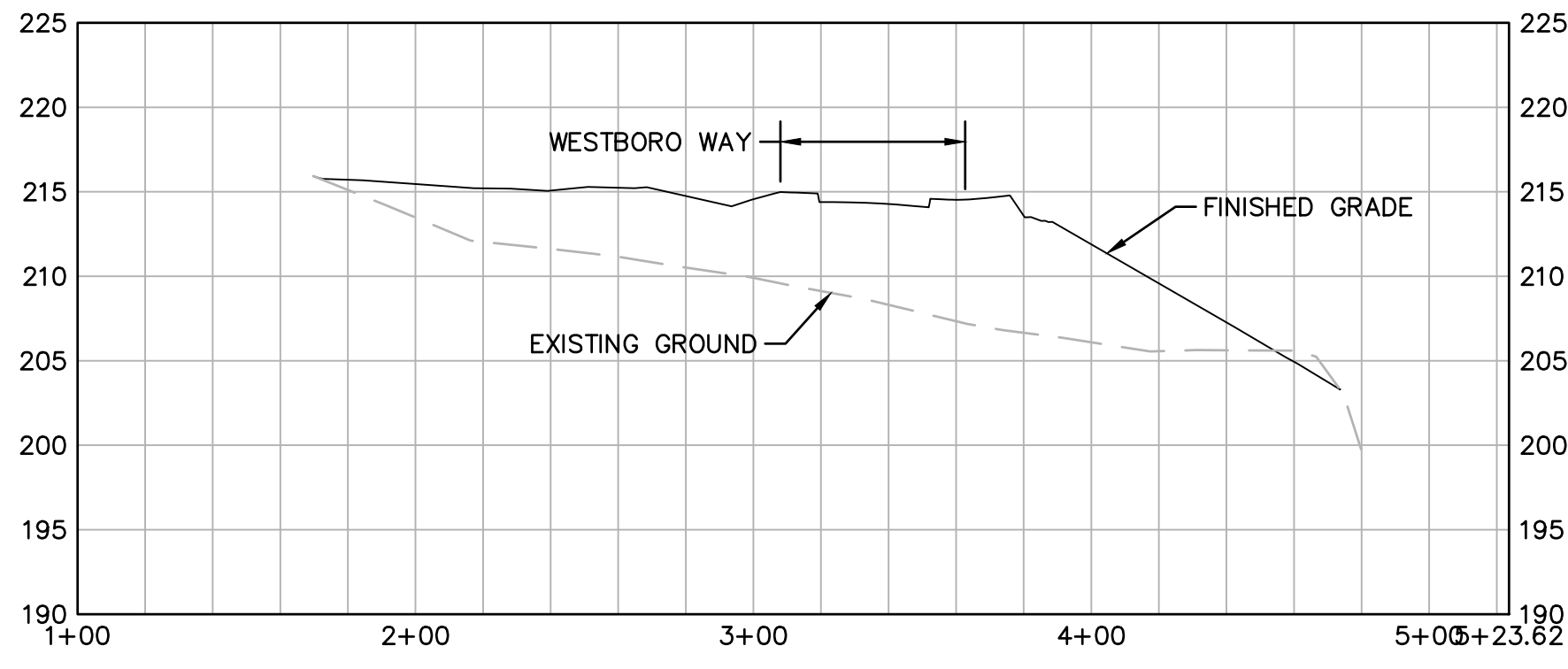
SITE SECTION 'B-B'

SCALE: 1"=50' (H), 1"=10' (V)



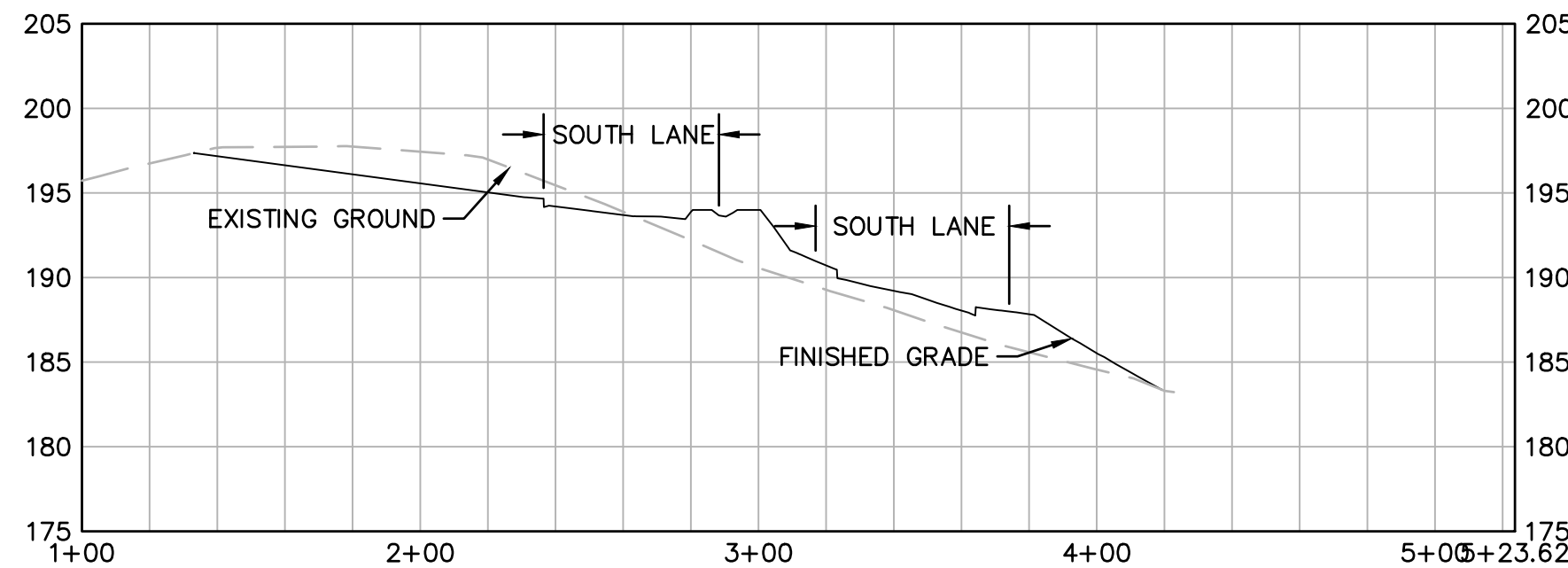
SITE SECTION 'C-C'

SCALE: 1"=50' (H), 1"=10' (V)



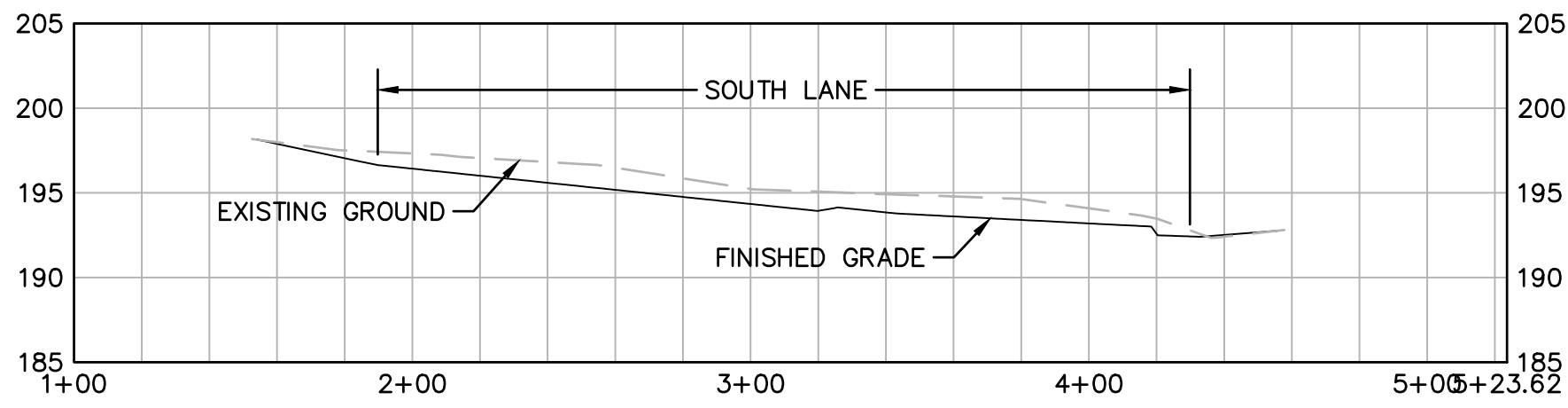
SITE SECTION 'D-D'

SCALE: 1"=50' (H), 1"=10' (V)



SITE SECTION 'E-E'

SCALE: 1"=50' (H), 1"=10' (V)



SITE SECTION 'F-F'

SCALE: 1"=50' (H), 1"=10' (V)



EXPIRES: 06/30/23

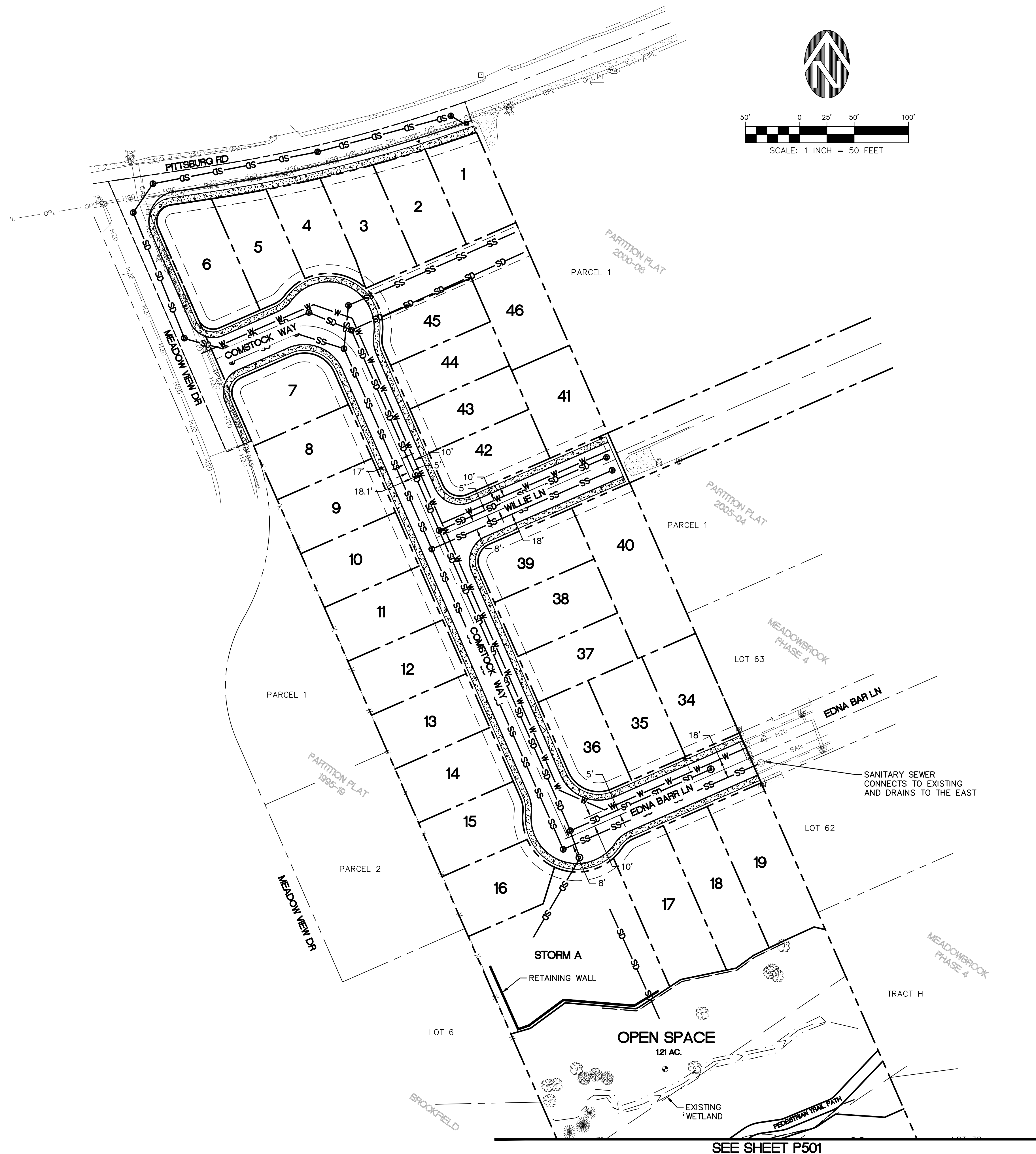
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REVISIONS	NO.	DATE	DESCRIPTION	SDS	DRAFT BY:	DAG/CHK BY:
	0	2022/04/04	LAND USE SUBMITTAL			

SHEET

P402

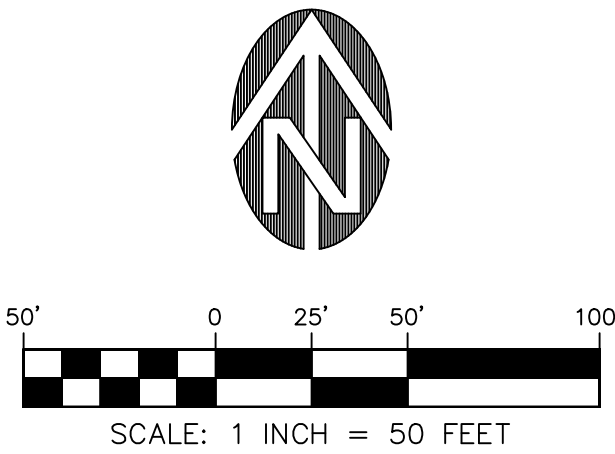
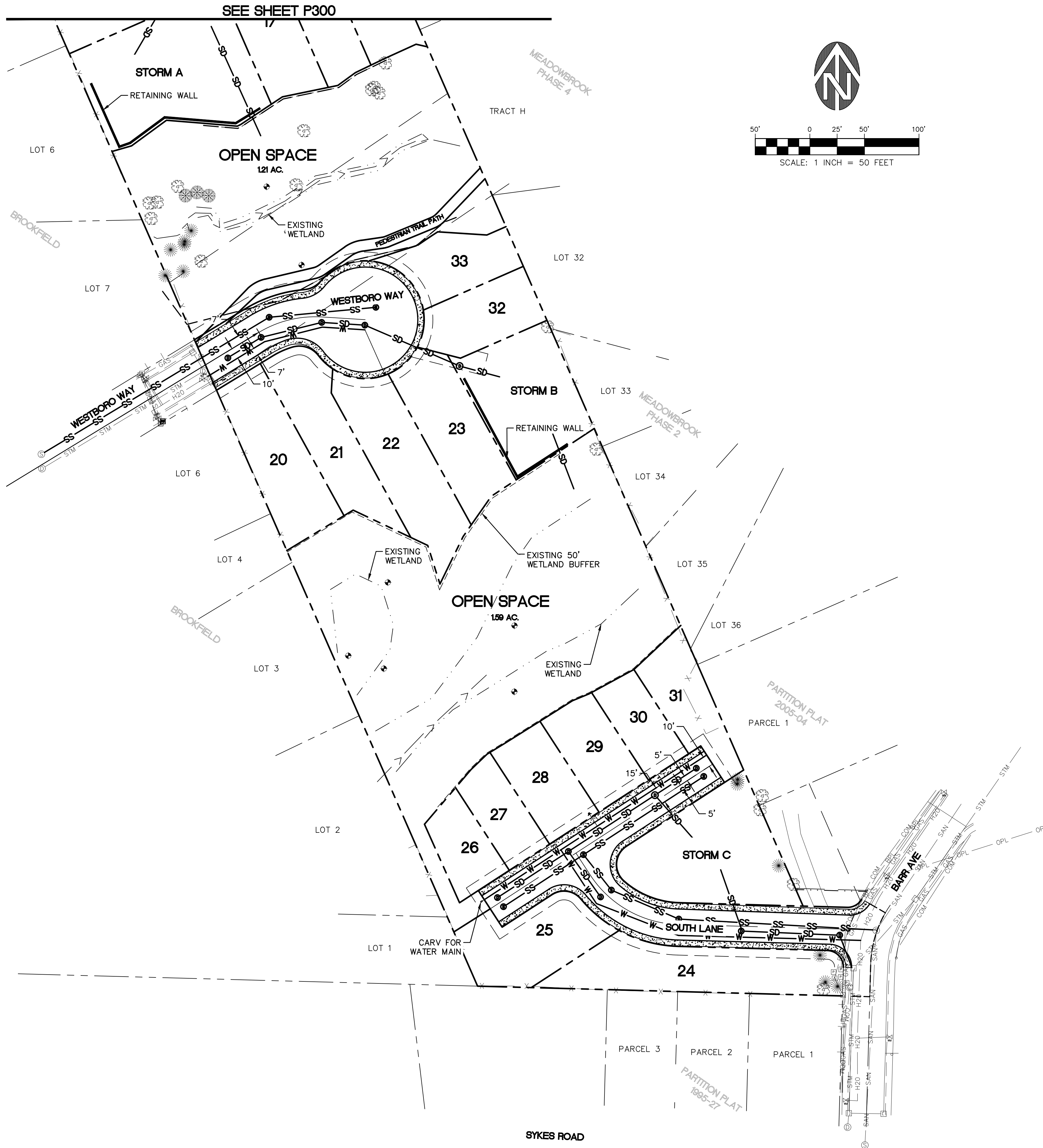
JOB NO.
2740-004



LEGEND	
—SS—SS—SS—	PROPOSED SANITARY LINE
⊙	PROPOSED SANITARY MANHOLE
—SD—SD—SD—	PROPOSED STORM LINE
⊙	PROPOSED STORM MANHOLE
■	PROPOSED CATCH BASIN
—W—W—W—	PROPOSED WATER LINE
▼	PROPOSED FIRE HYDRANT
- - - - -	VEGETATED BUFFER

REVISIONS		NO.	DATE	DESCRIPTION	SDS DRAFT BY:	DAG/OMH CHECK BY:
NO.	DATE					
0	2022/04/04			LAND USE SUBMITTAL		

DRAWING NAME: J:\2740-004\22\6. ENGINEERING\3. CAD\PRODUCTION\1. LU\2740-004. P500.DWG 2022/05/09 - 02:59PM - SDS



NOTES

1. LOTS 21-22 AND 29-31 WILL NEED TO BE PUMPED OUT OF THE BASEMENT ON THESE LOTS. GRAVITY SERVICE CAN BE PROVIDED TO THE MAIN FLOOR OF ALL OF THESE LOTS.

LEGEND	
—SS—SS—SS—	PROPOSED SANITARY LINE
⊙	PROPOSED SANITARY MANHOLE
—SD—SD—SD—	PROPOSED STORM LINE
⊙	PROPOSED STORM MANHOLE
■	PROPOSED CATCH BASIN
—W—W—W—	PROPOSED WATER LINE
▼	PROPOSED FIRE HYDRANT
- - - - -	VEGETATED BUFFER

REGISTERED PROFESSIONAL ENGINEER
96804PE
OREGON
11/10/2020
JEFFREY M. HINTON

EXPIRES: 06/30/23

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REVISIONS		NO.	DATE	DESCRIPTION	SDS	DRAFT BY:	DAG/OMH	CHECK BY:
		0	2022/04/04	LAND USE SUBMITTAL				

SHEET

P501

JOB NO.
2740-004