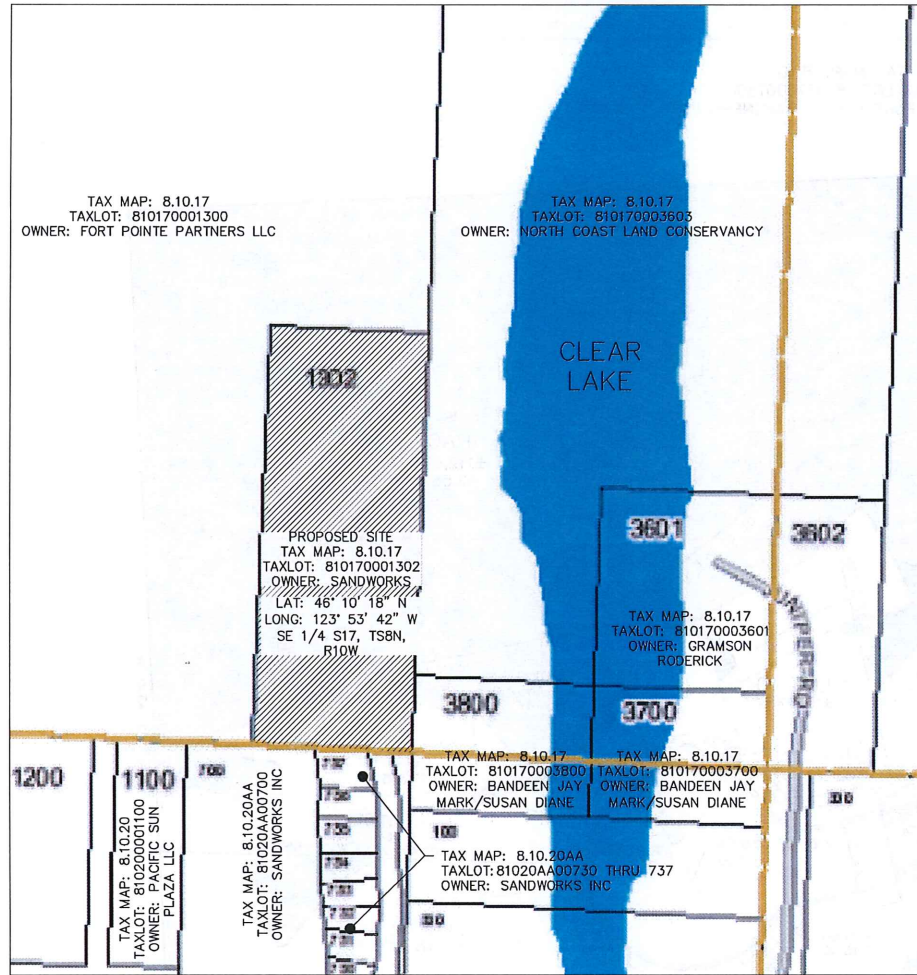


CLEAR LAKE SUBDIVISION LAND USE SUBMITTAL

LOCATED AT THE NORTHERLY TERMINUS OF KALMIA AVENUE



OWNER:
GILL GRAMSON
SANDWORKS
15 N 17TH PLACE
WARRENTON, OREGON 97146

ENGINEER:
FIRWOOD DESIGN GROUP, LLC
359 E. HISTORIC COLUMBIA RIVER DRIVE
TROUTDALE, OREGON 97060
(503) 668-3737

SHEET INDEX

- 1 - COVER SHEET & VICINITY MAP
- 2 - PRELIMINARY LAT
- 3 - GRADING & EROSION CONTROL PLAN
- 4 - EROSION CONTROL NOTES & DETAILS
- 5 - STREET AND STORM SEWER PLAN
- 6 - STORM SEWER AND OUTFALL PLAN
- 8 - WATER AND SANITARY SEWER PLAN
- 9 - SANITARY SEWER SERVICE PROFILES

DATUM

HORIZONTAL DATUM:
NAD_1983_HARN_STATEPLANE_OREGON_NORTH_FIPS_3601_FEET_INTL

VERTICAL DATUM:
NAVD 88



PRELIMINARY

| | | |
|-------|-----|----------|
| DATE: | NO. | REVISION |
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| DRAWN: BD | DESIGNED: EH | CHECKED: EH |
| SCALE: AS SHOWN | DATE: FEB 5, 2019 | |
| PROJECT NO. E18-030 | | |

FDG
Firwood Design Group, LLC
SURVEYING + ENGINEERING + PLANNING

359 E HISTORIC COLUMBIA RIVER HWY
TROUTDALE, OREGON 97060
BUS: (503) 668-3737 * FAX: (503) 668-3788

GILL GRAMSON
15 NW 17TH PLACE
WARRENTON, OR 97146

COVER SHEET & VICINITY MAP
CLEAR LAKE SUBDIVISION
KALMIA AVE, WARRENTON, OR 97146

15-LOT SUBDIVISION PRELIMINARY PLAT

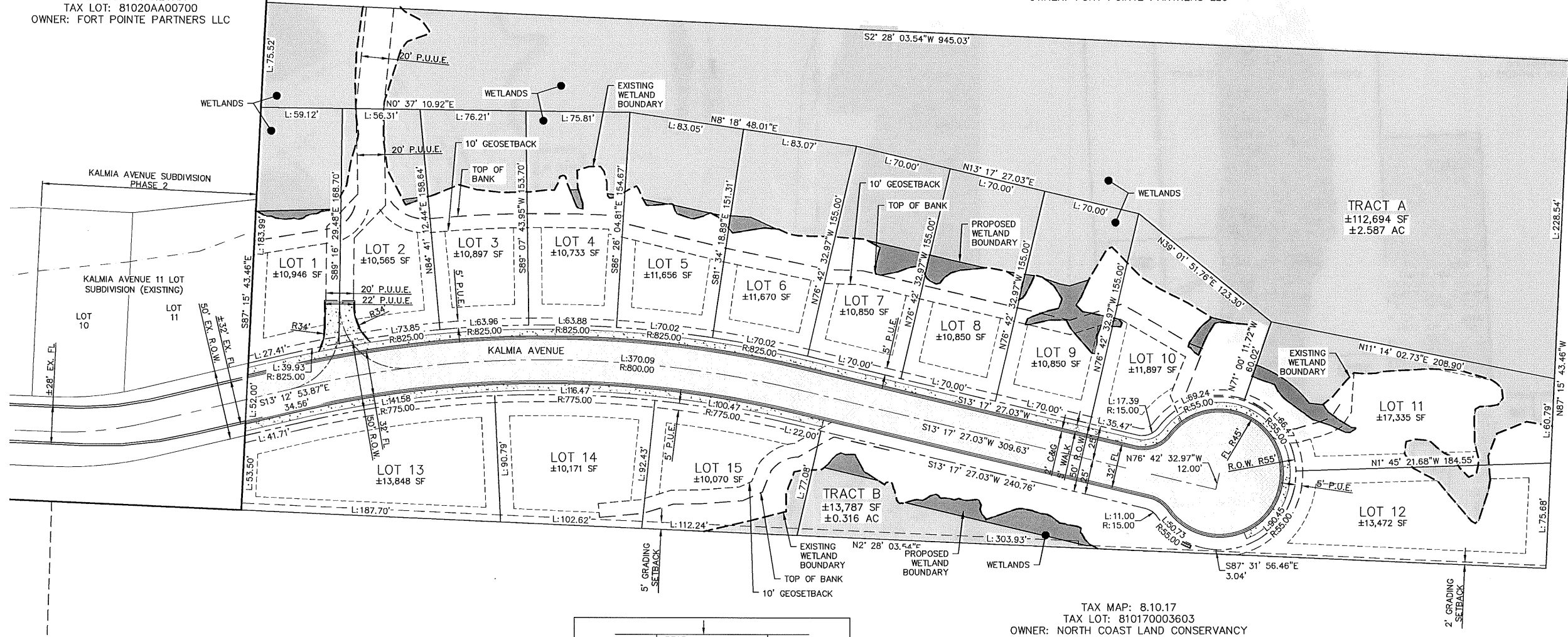
LOCATED IN SE 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 10 WEST,
WILLAMETTE MERIDIAN, CITY OF WARRENTON, COUNTY OF CLATSOP, STATE OF OREGON

ZONING: R-10 GROWTH MANAGEMENT
TAX MAP: 8.10.17
TAX LOT: 810170001302
TOTAL AREA: ±344,946 SQ. FT. (7.919 ACRES)
PROPOSED SINGLE FAMILY RESIDENTIAL LOTS: 15
DENSITY: 1.89 UNITS/ACRE

OWNER: SANDWORKS - GILL GRAMSON
15 N 17TH PLACE
WARRENTON, OREGON 97146

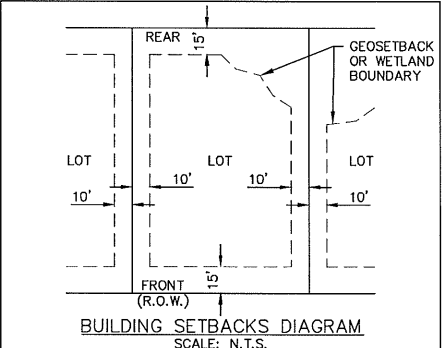
TAX MAP: 8.10.17
TAX LOT: 810170001300
OWNER: FORT POINTE PARTNERS LLC

TAX MAP: 8.10.20AA
TAX LOT: 81020AA00700
OWNER: FORT POINTE PARTNERS LLC



BUILDABLE AREA MATRIX:

| LOT NUMBER | TOTAL AREA | BUILDABLE AREA |
|------------|------------|----------------|
| 1 | 10,946 SF | 2,594 SF |
| 2 | 10,565 SF | 3,108 SF |
| 3 | 10,897 SF | 2,599 SF |
| 4 | 10,733 SF | 2,594 SF |
| 5 | 11,656 SF | 2,552 SF |
| 6 | 11,670 SF | 2,058 SF |
| 7 | 10,850 SF | 2,174 SF |
| 8 | 10,850 SF | 2,200 SF |
| 9 | 10,850 SF | 2,300 SF |
| 10 | 11,897 SF | 2,173 SF |
| 11 | 17,335 SF | 5,897 SF |
| 12 | 13,472 SF | 7,117 SF |
| 13 | 13,848 SF | 8,269 SF |
| 14 | 10,171 SF | 5,385 SF |
| 15 | 10,070 SF | 3,049 SF |



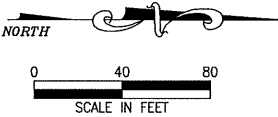
ABBREVIATIONS:

| | |
|--|-----------------------------------|
| R.O.W. = RIGHT OF WAY | TC = TOP OF CURB |
| P.U.E. = PUBLIC UTILITY EASEMENT | SW = SIDEWALK |
| P.U.U.E. = PUBLIC UTILITY AND USE EASEMENT | P = PAVEMENT |
| C&G = CURB AND GUTTER | PC = POINT OF CURVATURE |
| FL = FLOWLINE | PT = POINT OF TANGENCY |
| | PCC = POINT OF COMPOUND CURVATURE |

FLOODPLAIN NOTE:
THE 100-YEAR FLOODPLAIN IS BEYOND THE PROJECT EXTENTS.

WETLAND LEGEND

| | EXISTING | PROPOSED |
|--------------------------|----------|----------|
| EXISTING WETLANDS | | |
| PROPOSED WETLAND REMOVAL | | |



PRELIMINARY

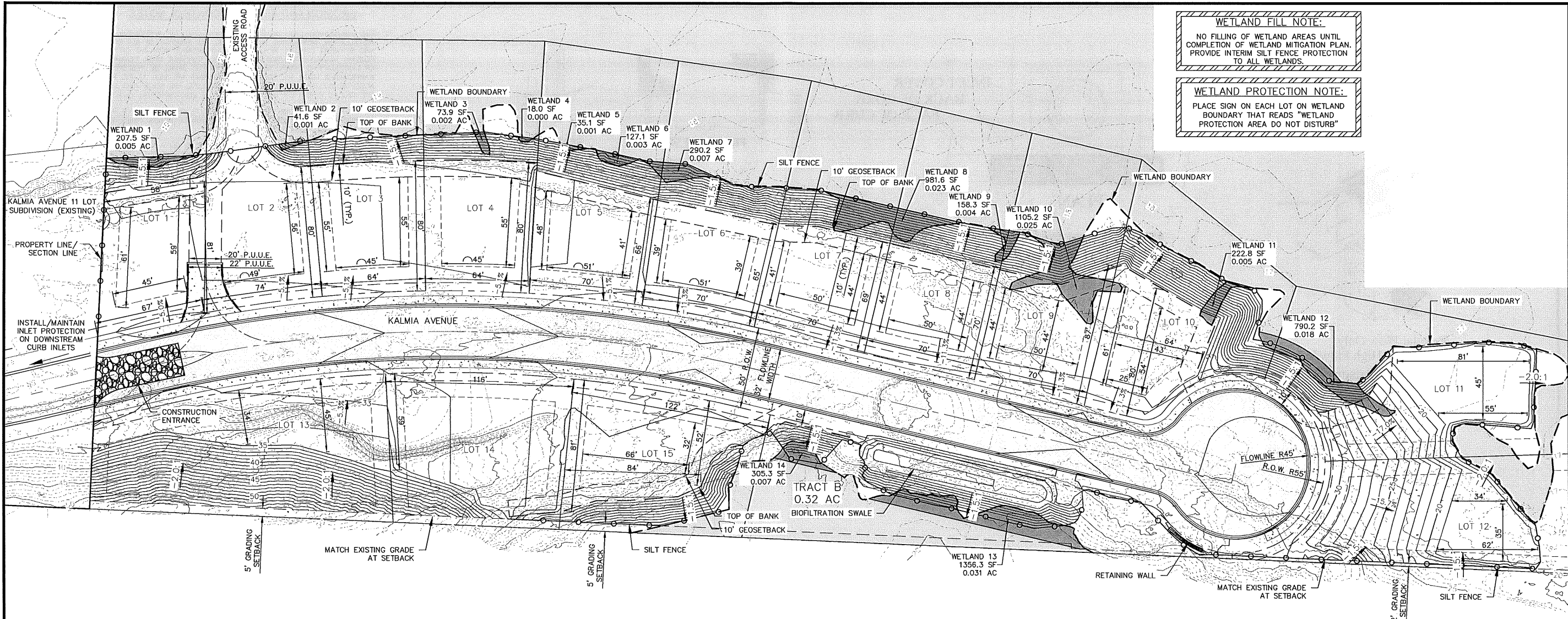
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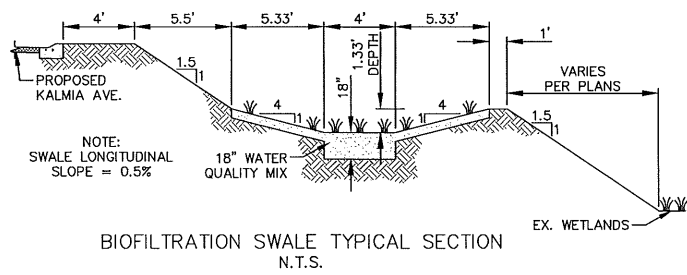
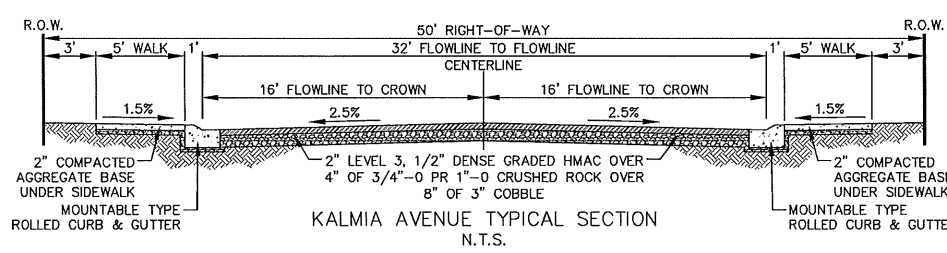
GILL GRAMSON
15 NW 17TH PLACE
WARRENTON, OR 97146

PRELIMINARY PLAT
CLEAR LAKE SUBDIVISION
KALMIA AVE, WARRENTON, OR 97146



WETLAND FILL NOTE:
 NO FILLING OF WETLAND AREAS UNTIL COMPLETION OF WETLAND MITIGATION PLAN. PROVIDE INTERIM SILT FENCE PROTECTION TO ALL WETLANDS.

WETLAND PROTECTION NOTE:
 PLACE SIGN ON EACH LOT ON WETLAND BOUNDARY THAT READS "WETLAND PROTECTION AREA DO NOT DISTURB"

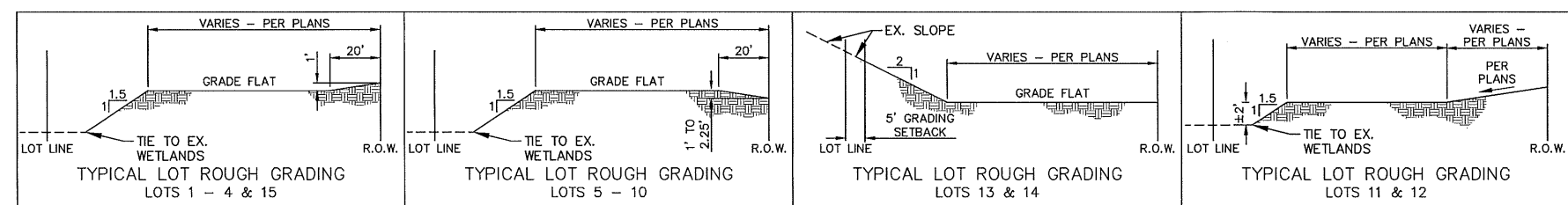
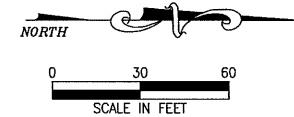


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LEGEND

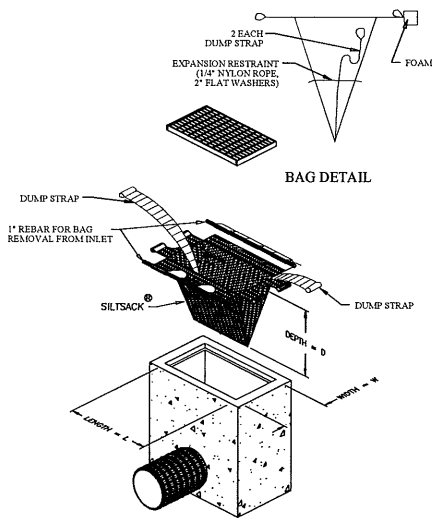
| | EXISTING | PROPOSED |
|--------------------------|----------|----------|
| MAJOR CONTOUR | | |
| MINOR CONTOUR | | |
| SLOPE (ARROW = DOWN) | | |
| SILT FENCE | | |
| EXISTING WETLANDS | | |
| PROPOSED WETLAND REMOVAL | | |



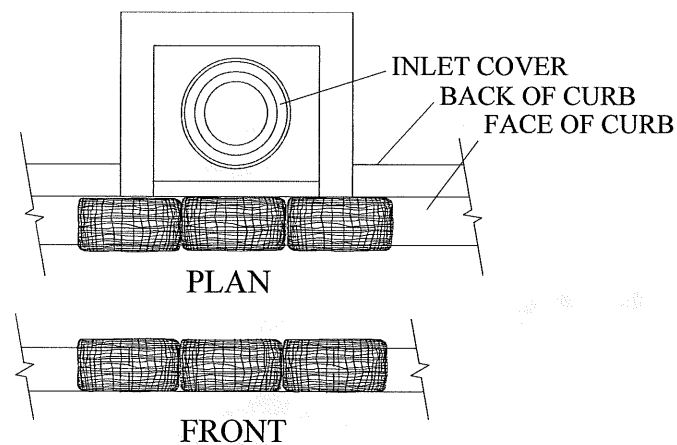
EROSION AND SEDIMENT CONTROL NOTES

1. THE OWNER/PERMITEE, OR EPSC MANAGER, SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE, AND REMOVAL OF ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH THE CITY, STATE, AND FEDERAL REGULATIONS. RESPONSIBILITY WILL CONTINUE UNTIL PERMANENT VEGETATION OR LANDSCAPE IS COMPLETE. OWNER/PERMITEE SHALL BE RESPONSIBLE FOR MAINTENANCE UNTIL THE FOLLOWING CONDITIONS ARE MET: 1) THE PROJECT HAS BEEN ACCEPTED BY THE CITY; 2) ALL INDIVIDUAL LOTS ARE SOLD; AND 3) TERMINATION OF THE 1200-C PERMIT BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
2. APPROVAL OF THE PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON A PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE OWNER/PERMITEE OR DESIGNEE FOR THE DURATION OF CONSTRUCTION.
4. THE EPSC BMPs SHOWN ON THE PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL, PUBLIC WORKS STANDARDS, DEVELOPMENT CODE, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT, SEDIMENT LADEN WATER, AND OTHER POLLUTANTS DO NOT ENTER THE DRAINAGE SYSTEM OR ROADWAYS, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
5. THE EPSC BMPs SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THE BMPs SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
6. THE EPSC BMPs SHALL BE INSPECTED DAILY DURING STORMWATER AND SNOWMELT RUNOFF AND AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT THAT PRODUCES AT LEAST 1/8 OF AN INCH OF RAIN PER 24-HOUR PERIOD. ON INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, INSPECTIONS ARE REQUIRED EVERY TWO (2) WEEKS.
7. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN ONE-THIRD THE HEIGHT OF ANY SEDIMENT CONTROL BARRIER. TRAPPED SEDIMENTS SHALL BE REMOVED FROM CATCH BASINS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PROJECT FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH OR INTENTIONALLY WASH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM STORMWATER SYSTEM, STREAMS OR DRAINAGE WAYS.
8. SEDIMENT THAT LEAVES THE SITE SHALL BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE OR PROPERLY DISPOSED. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS AND THE OREGON DEPARTMENT OF STATE LANDS.
9. STORM DRAIN INLETS, CATCH BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.
10. STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. CONCRETE WASHOUT LOCATION SHALL BE PROVIDED FOR WASHING OF CONCRETE TRUCKS AND EQUIPMENT SO THAT CONCRETE SLURRY IS NOT WASHED INTO THE STORMWATER SYSTEM, STREAMS, OR DRAINAGE WAYS. IDENTIFY THE LOCATION ON THE PLAN AND INCLUDE THE NOTE: "DO NOT OVERFILL AND BURY WHEN FINISHED."
12. GROUND COVER AND/OR SEEDING SHALL BE COMPLETED AS SOON AS PRACTICABLE FOR EACH PHASE OF CONSTRUCTION AND NOT LATER THAN SEPTEMBER 1. IF FERTILIZERS ARE USED TO ESTABLISH VEGETATION, THE APPLICATION RATES SHALL FOLLOW MANUFACTURER'S GUIDELINES AND THE APPLICATION SHALL BE PERFORMED IN SUCH A WAY TO MINIMIZE NUTRIENT-LADEN RUNOFF TO RECEIVING WATERS. THE PLAN SHALL STATE THE CONDITIONS FOR DETERMINING SUCCESSFUL VEGETATION ESTABLISHMENT.
13. NON-STORMWATER POLLUTANT CONTROL MEASURES INCLUDING ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS SHALL INCLUDE PROPER STORAGE, SPILL CONTAINMENT, APPLICATION, AND DISPOSAL.
14. WET WEATHER MEASURES SHALL BE ESTABLISHED BY OCTOBER 1ST AND CONTINUE TO FUNCTION THROUGH MAY 31ST OF THE FOLLOWING YEAR. PRIOR TO DISCONTINUING ACTIVITIES ON ANY PORTION OF THE SITE BETWEEN OCTOBER 1 AND MAY 31, ANY EXPOSED AREA SHALL BE STABILIZED WITHIN 7 DAYS TO PREVENT EROSION. BETWEEN JUNE 1 AND SEPTEMBER 30, THE SITE MUST BE STABILIZED WITHIN 30 DAYS. STABILIZATION MAY OCCUR BY APPLYING APPROPRIATE COVER (E.G., MULCH, EROSION CONTROL BLANKETS, BINDERS, TACKIFIERS) OR ESTABLISHING ADEQUATE VEGETATIVE COVER.
15. PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY, THE SITE SHALL BE PERMANENTLY STABILIZED (SEED AND MULCH OR TACKIFIER, OR PERMANENT LANDSCAPING). SEE APPENDIX F: CITY OF WARRENTON NATIVE PLANT RESTORATION GUIDE AS A RESOURCE. FOR SUBDIVISIONS, TEMPORARY GROUND COVER WILL BE ACCEPTED IF HOME CONSTRUCTION WILL BEGIN WITHIN 30 DAYS OF PROJECT FINALIZATION.
16. THE OWNER/PERMITEE IS RESPONSIBLE FOR REMOVING ALL SEDIMENT CONTROL MEASURES ONCE PERMANENT STABILIZATION HAS BEEN ESTABLISHED. DEQ WILL NOT TERMINATE THE 1200-C PERMIT UNTIL PERMANENT VEGETATION IS ESTABLISHED.

PRELIMINARY

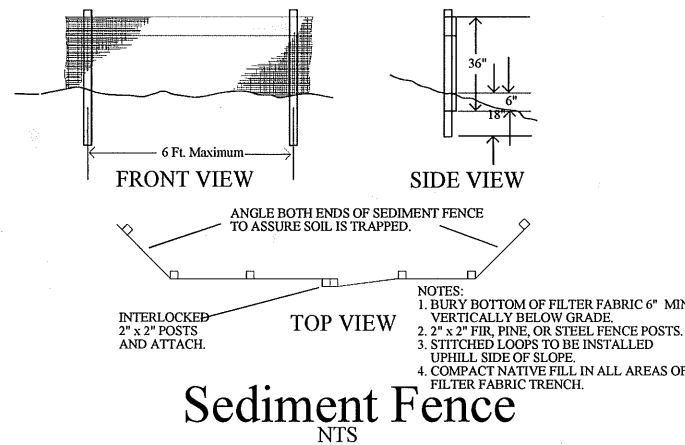


Regular Flow Only
Do not use High Flow Insert Bags.
Catch Basin Insert Bag
INLET PROTECTION DETAIL



Ensure that no gaps exist between bags and 1/2 bag overlap of opening.

"CURB INLET" INLET PROTECTION



SEDIMENT CONTROL FENCES:

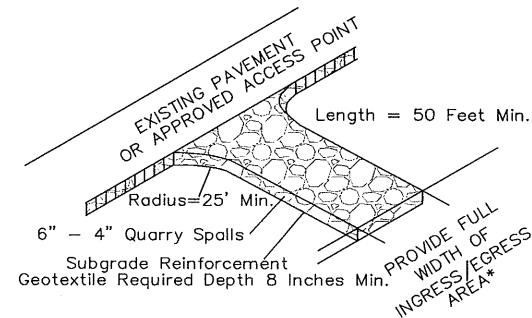
1. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND A SEDIMENT FENCE MORE THAN ONE-THIRD OF THE FENCE HEIGHT ABOVE GROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED ONTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND REESTABLISHED AS NEEDED.
2. FENCE SHALL BE REMOVED ONLY WHEN UPSLOPE AREAS ARE PERMANENTLY STABILIZED.

RESEEDING/ESTABLISHMENT OF VEGETATIVE COVER:

1. RECOMMENDED EROSION CONTROL GRASS SEED MIXES ARE AS SPECIFIED AS BELOW. SIMILAR MIXES DESIGNED TO ACHIEVE EROSION CONTROL MAY BE SUBSTITUTED WITH APPROVAL. IN GENERAL, USE OF QUICK GROWING, STERILE GRASSES AND GRAINS IN MIXTURE WITH PERMANENT VEGETATIVE COVER IS RECOMMENDED TO ACHIEVE QUICK COVER OF EXPOSED SOILS.
 - a. DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE), 100 POUNDS PER ACRE SEED RATE

(MINIMUM):

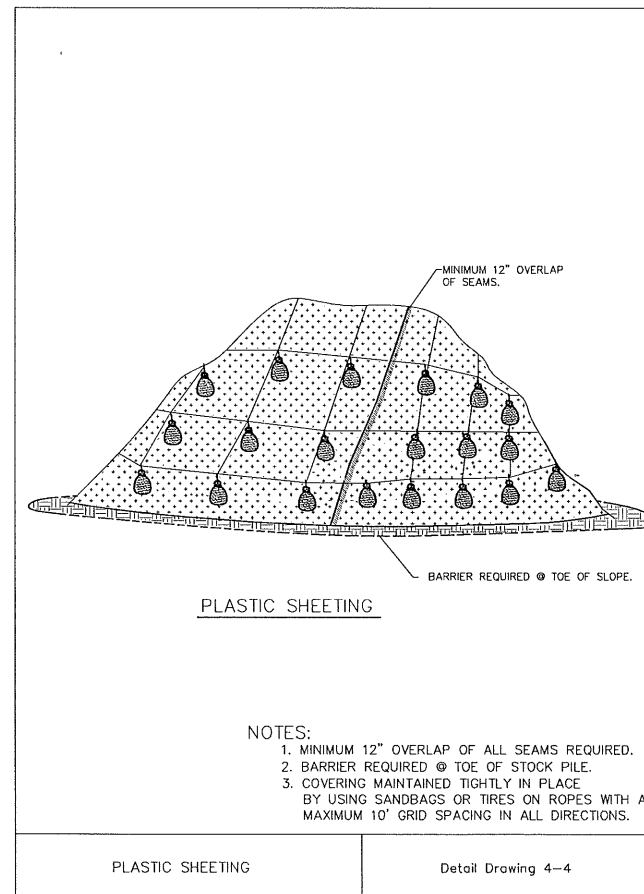
 1. DWARF PERENNIAL RYEGRASS, 80% BY SEED COUNT.
 2. CREEPING RED FESCUE, 20% BY SEED COUNT.
2. IT IS RECOMMENDED THAT TOP SOIL ON SLOPES BE PREPARED BY ROUGHENING THE SLOPES BEFORE SEEDING.
3. AREAS THAT FAIL TO ESTABLISH GRASS COVER ADEQUATE TO PREVENT EROSION SHALL BE RESEED AS SOON AS SUCH AREAS ARE IDENTIFIED, AND ALL APPROPRIATE MEASURES TAKEN TO ESTABLISH COVER.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED BY CONTRACTOR UNTIL GRASS COVER IS ESTABLISHED AND UP TO ONE YEAR AFTER COMPLETION OF CONSTRUCTION, WHICHEVER IS SOONER.
5. MULCH SHALL BE SPREAD UNIFORMLY IMMEDIATELY FOLLOWING SEEDING.



*20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL

GRAVEL CONSTRUCTION ENTRANCES:

1. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
2. ALL VEHICLES LEAVING THE SITE SHALL LEAVE BY DRIVING ACROSS THE GRAVEL CONSTRUCTION ENTRANCE(S) IF GRAVEL ENTRANCE BECOME FILLED WITH MUD AND IS NO LONGER FUNCTIONAL. ADDITIONAL GRAVEL SHALL BE PLACED. VEHICLE TIRES SHALL BE FREE FROM DIRT BEFORE LEAVING THE SITE.
3. AT TIME OF ROAD CONSTRUCTION THE GRAVEL CONSTRUCTION ENTRANCE SHALL BE REBUILT TO ALLOW FOR THE APPROPRIATE ROAD BASE AND ASPHALT THICKNESS.



- NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
 2. BARRIER REQUIRED @ TOE OF STOCK PILE.
 3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

PLASTIC SHEETING

Detail Drawing 4-4

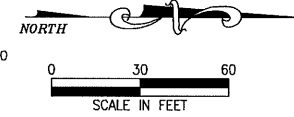
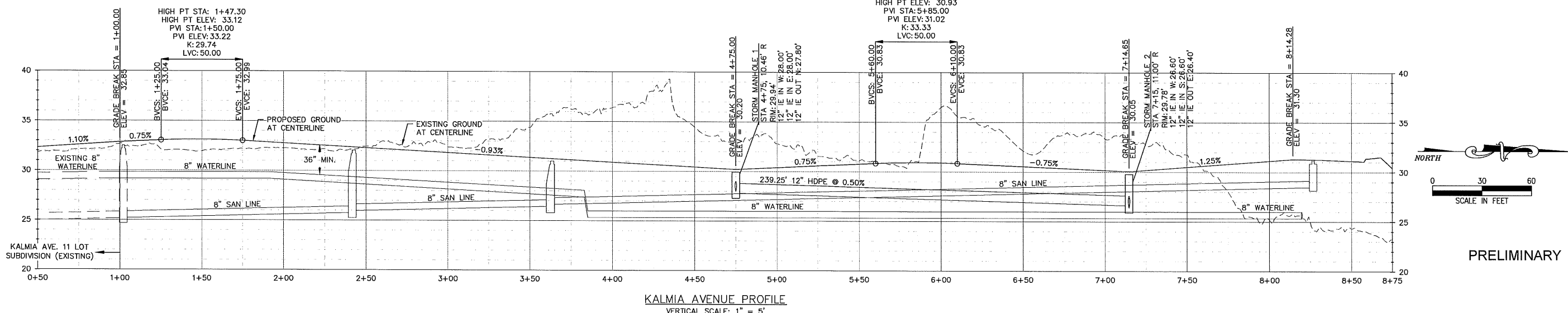
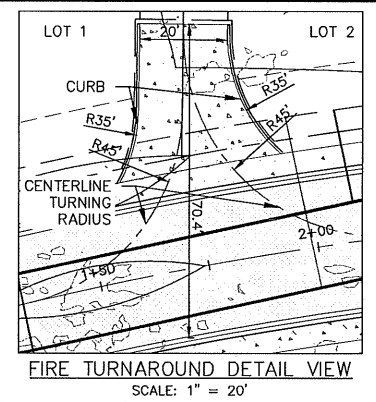
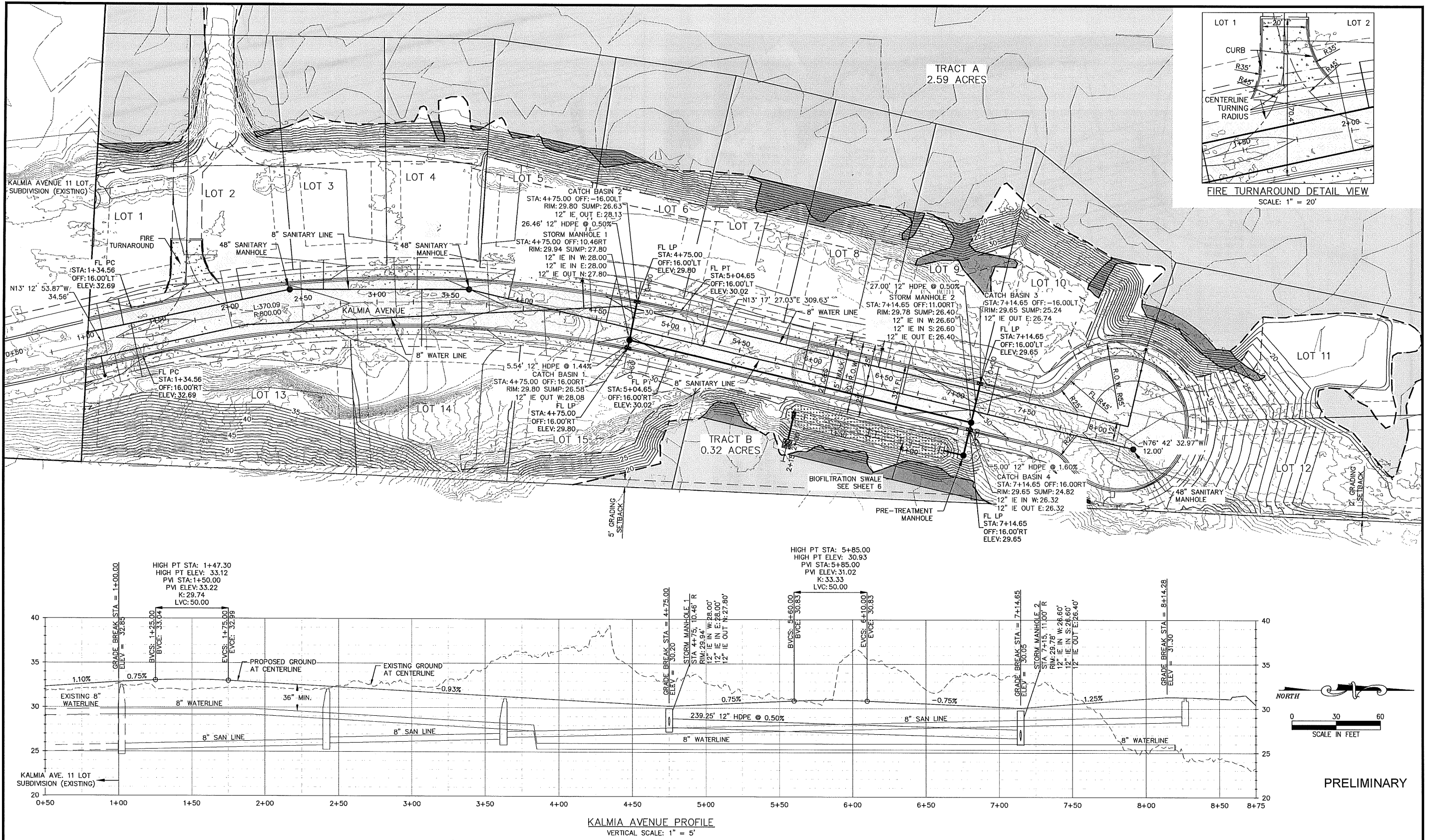
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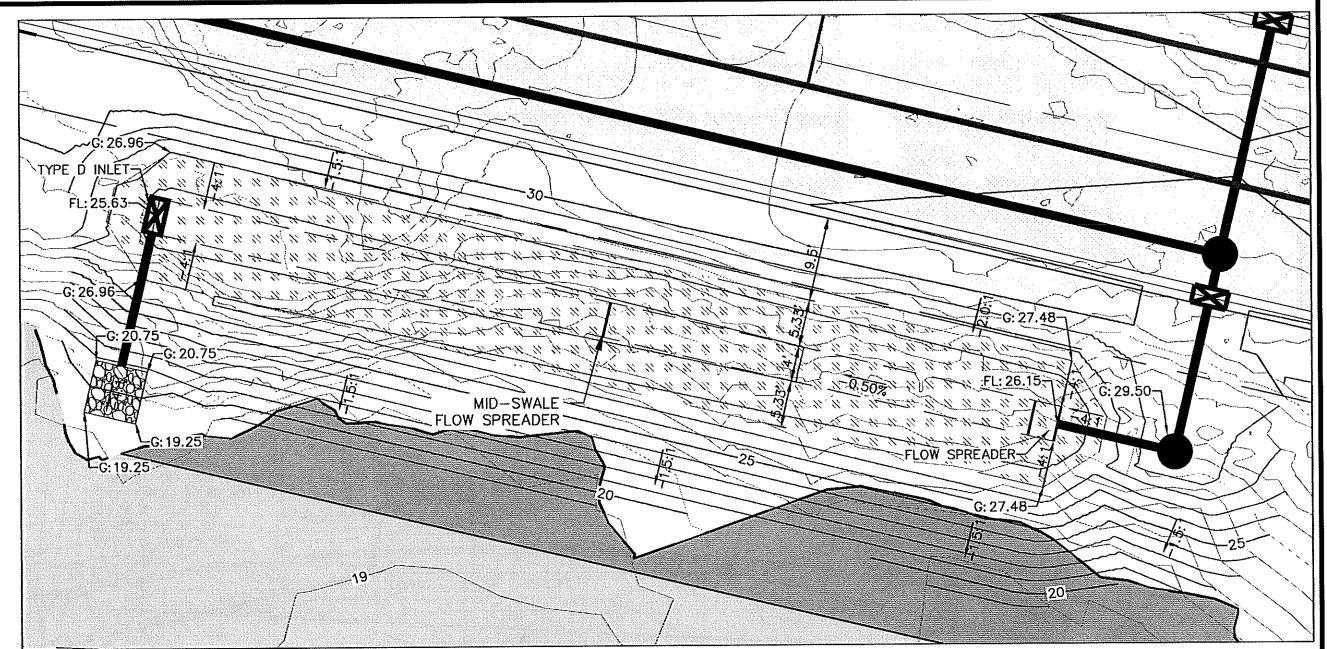
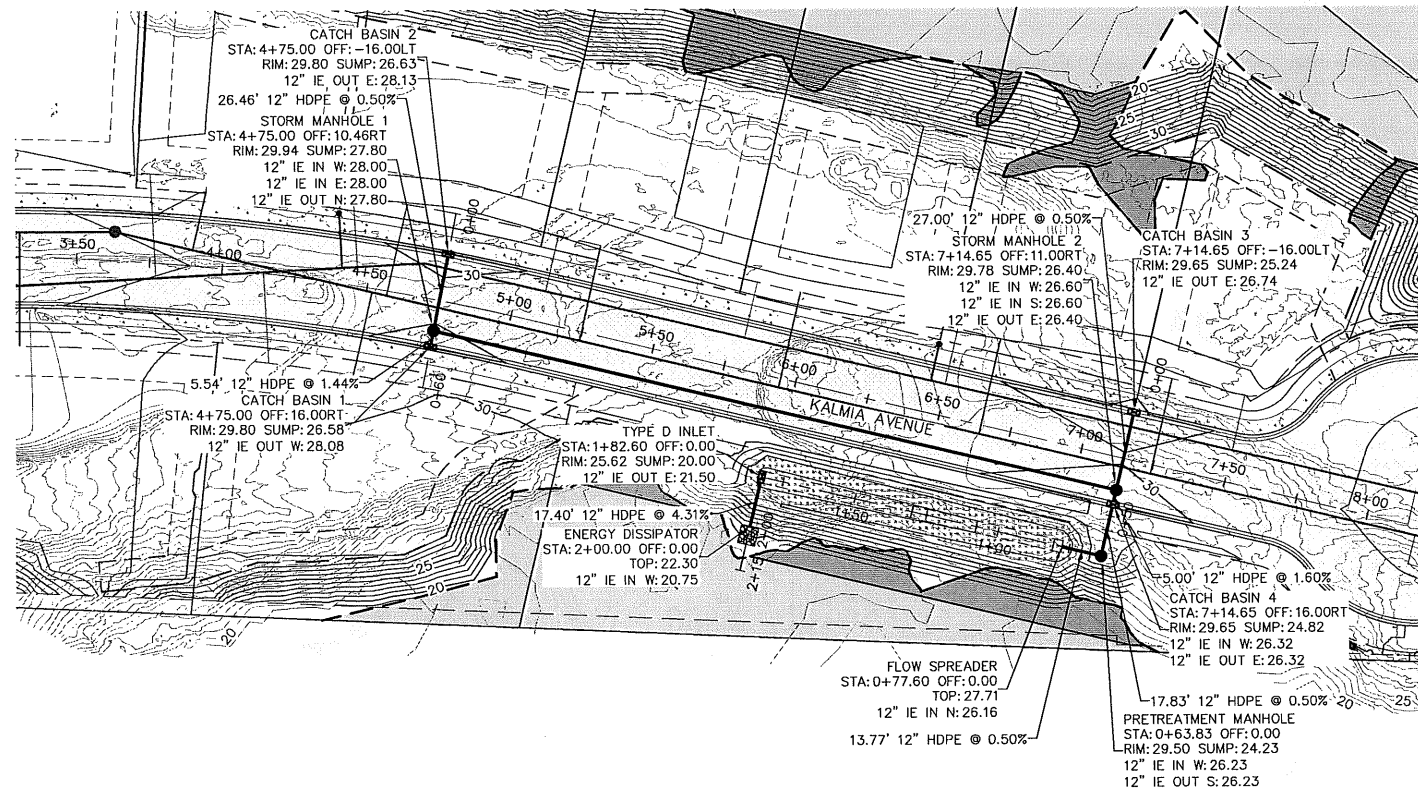
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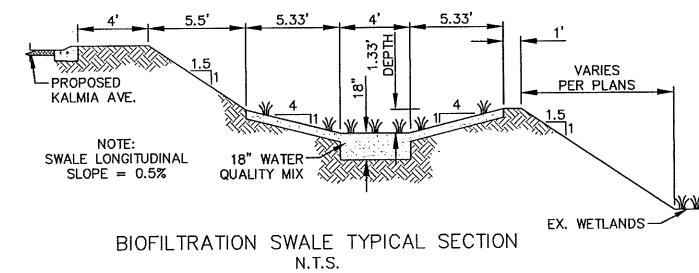


PRELIMINARY

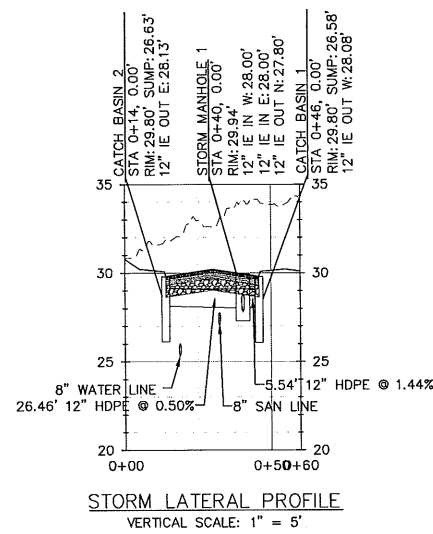
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|-------|-----|----------|---|--|--|---|--------|



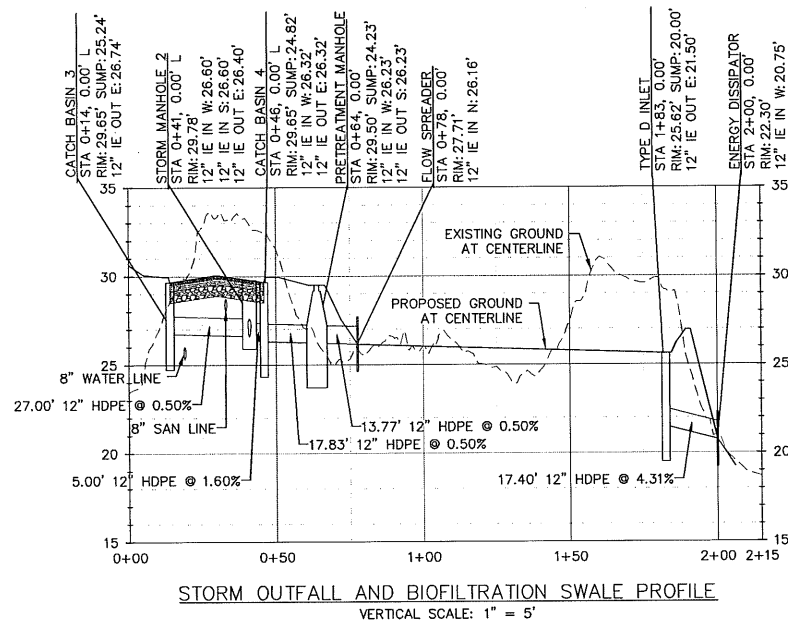
BIOFILTRATION SWALE GRADING DETAIL VIEW
VERTICAL SCALE: 1" = 10'



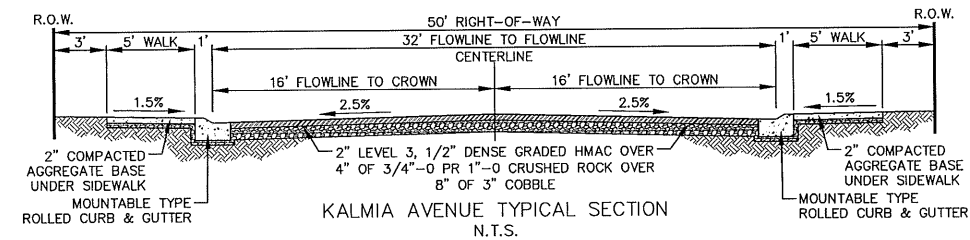
BIOFILTRATION SWALE TYPICAL SECTION
N.T.S.



STORM LATERAL PROFILE
VERTICAL SCALE: 1" = 5'



STORM OUTFALL AND BIOFILTRATION SWALE PROFILE
VERTICAL SCALE: 1" = 5'



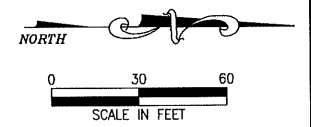
KALMIA AVENUE TYPICAL SECTION
N.T.S.

ABBREVIATIONS:

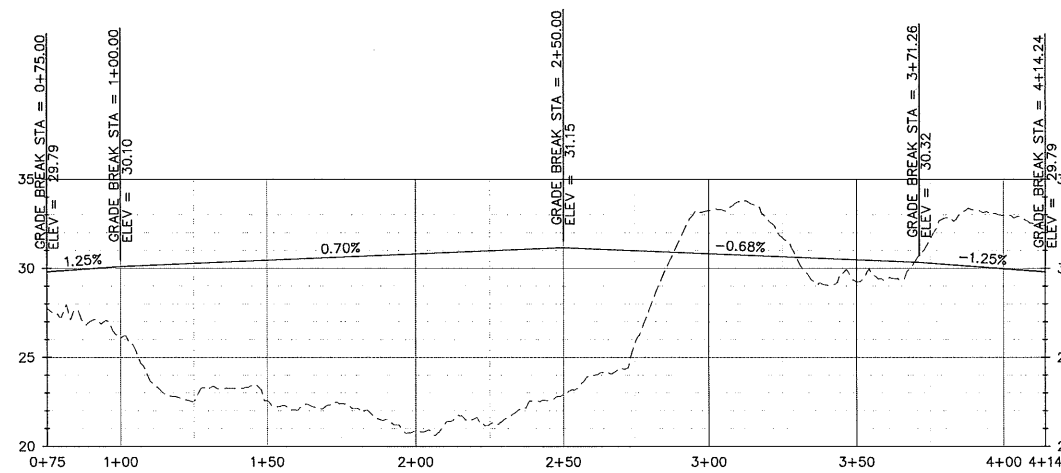
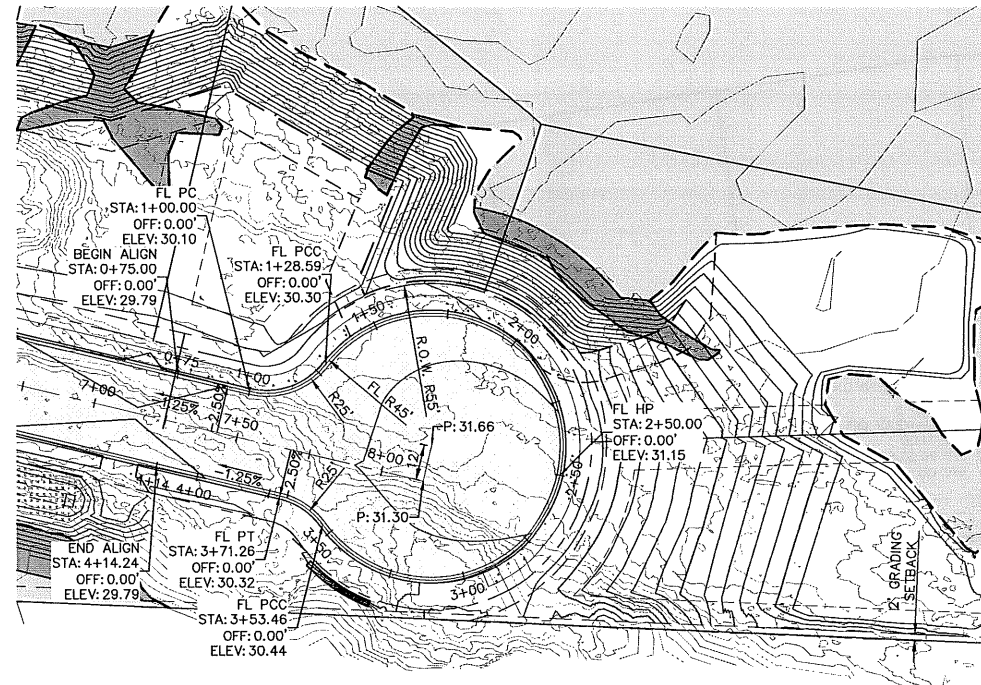
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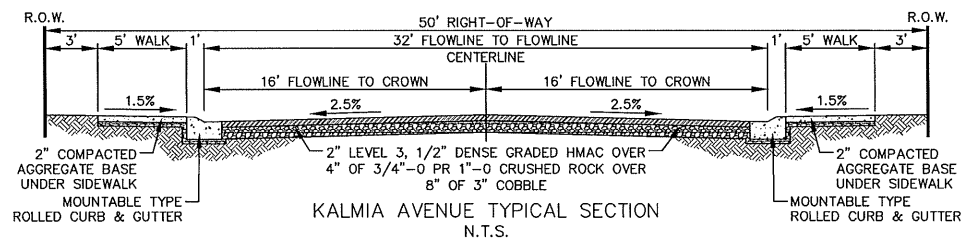
| | EXISTING | PROPOSED |
|--------------------------|----------|----------|
| MAJOR CONTOUR | | |
| MINOR CONTOUR | | |
| SLOPE (ARROW = DOWN) | | |
| SILT FENCE | | |
| EXISTING WETLANDS | | |
| PROPOSED WETLAND REMOVAL | | |



PRELIMINARY



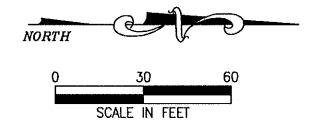
KALMIA AVENUE CUL-DE-SAC FLOWLINE PROFILE
VERTICAL SCALE: 1" = 5'



KALMIA AVENUE TYPICAL SECTION
N.T.S.

| ABBREVIATIONS: | |
|--|-----------------------------------|
| R.O.W. = RIGHT OF WAY | TC = TOP OF CURB |
| P.U.E. = PUBLIC UTILITY EASEMENT | SW = SIDEWALK |
| P.U.U.E. = PUBLIC UTILITY AND USE EASEMENT | P = PAVEMENT |
| C&G = CURB AND GUTTER | PC = POINT OF CURVATURE |
| FL = FLOWLINE | PT = POINT OF TANGENCY |
| | PCC = POINT OF COMPOUND CURVATURE |

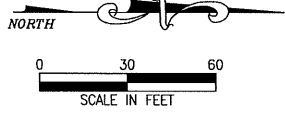
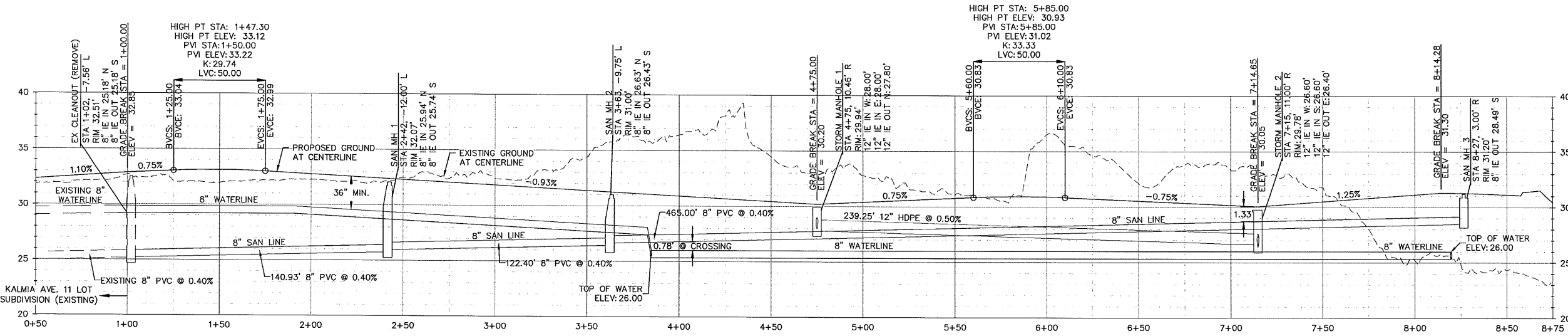
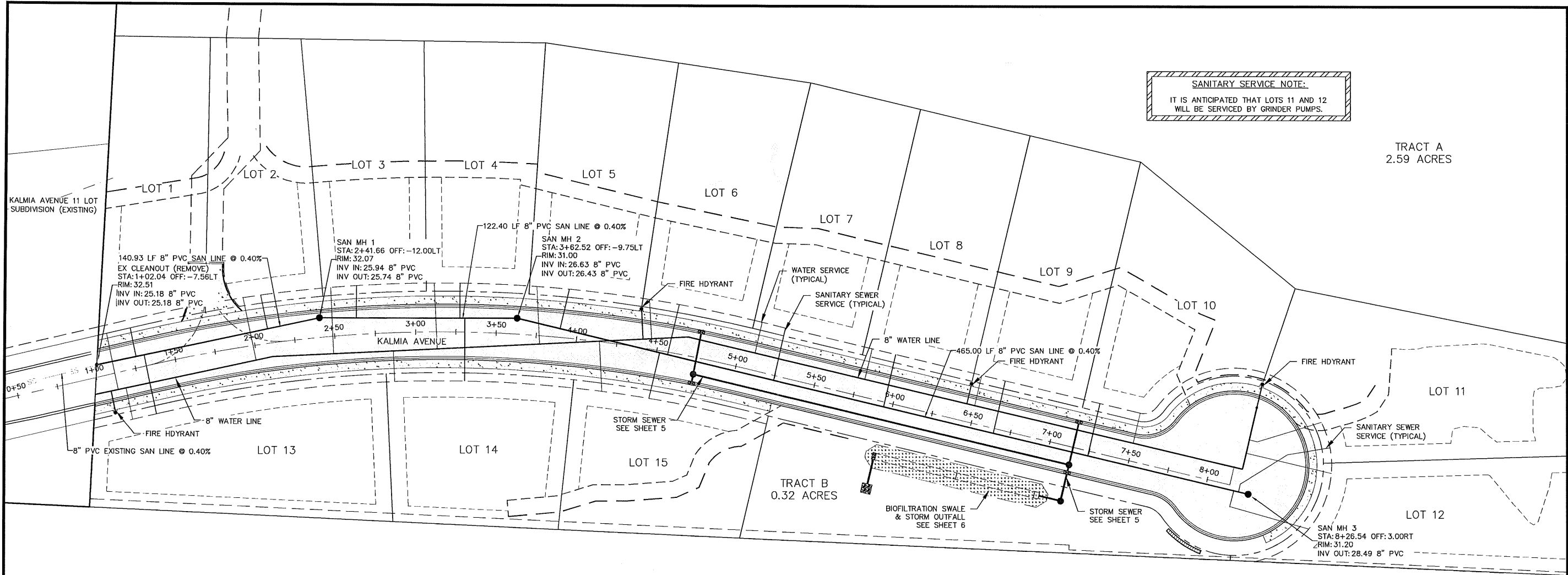
| | EXISTING | PROPOSED |
|--------------------------|----------|----------|
| MAJOR CONTOUR | | |
| MINOR CONTOUR | | |
| SLOPE (ARROW = DOWN) | | |
| SILT FENCE | | |
| EXISTING WETLANDS | | |
| PROPOSED WETLAND REMOVAL | | |



PRELIMINARY

SANITARY SERVICE NOTE:
IT IS ANTICIPATED THAT LOTS 11 AND 12 WILL BE SERVICED BY GRINDER PUMPS.

TRACT A
2.59 ACRES



PRELIMINARY

| | | |
|-------|-----|----------|
| DATE: | NO. | REVISION |
| | | |

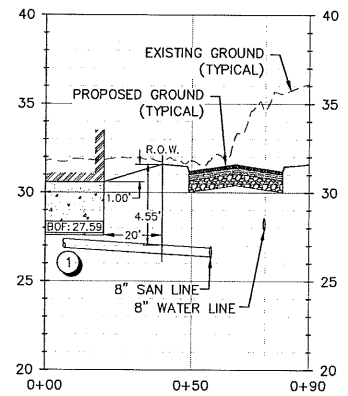
| | | |
|---------------------|-------------------|-------------|
| DRAWN: BD | DESIGNED: EH | CHECKED: EH |
| SCALE: AS SHOWN | DATE: FEB 5, 2019 | |
| PROJECT NO. E18-030 | | |

FDG
 Firwood Design Group, LLC
 SURVEYING • ENGINEERING • PLANNING
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 TROUTDALE, OREGON 97060
 BUS: (503) 668-3737 • FAX: (503) 668-3788

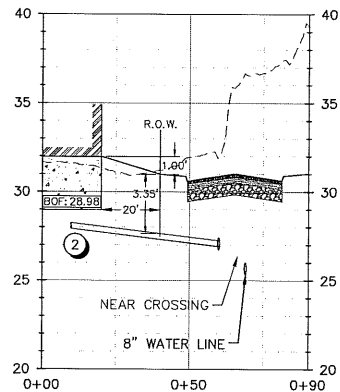
GILL GRAMSON
 15 NW 17TH PLACE
 WARRENTON, OR 97146

WATER AND SANITARY SEWER PLAN
 CLEAR LAKE SUBDIVISION
 KALMIA AVE, WARRENTON, OR 97146

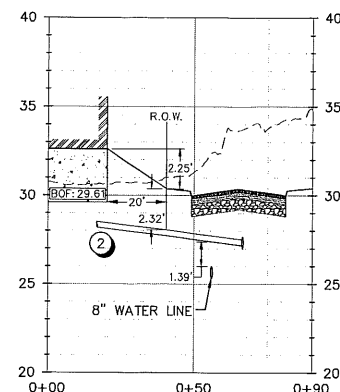
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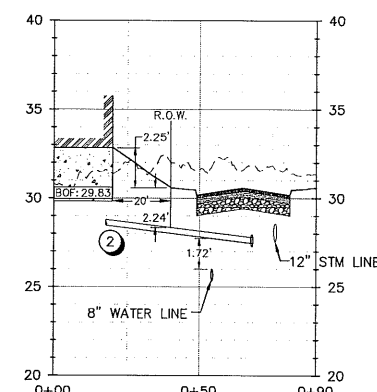
SANITARY SERVICE LOT 4 PROFILE
VERTICAL SCALE: 1" = 5'



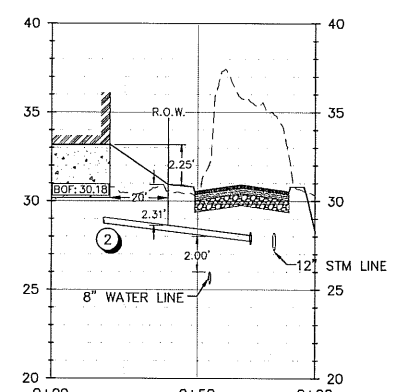
SANITARY SERVICE LOT 5 PROFILE
VERTICAL SCALE: 1" = 5'



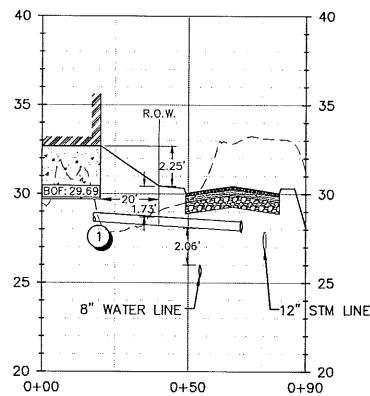
SANITARY SERVICE LOT 6 PROFILE
VERTICAL SCALE: 1" = 5'



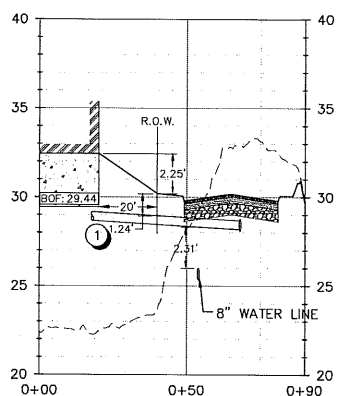
SANITARY SERVICE LOT 7 PROFILE
VERTICAL SCALE: 1" = 5'



SANITARY SERVICE LOT 8 PROFILE
VERTICAL SCALE: 1" = 5'



SANITARY SERVICE LOT 9 PROFILE
VERTICAL SCALE: 1" = 5'



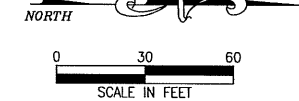
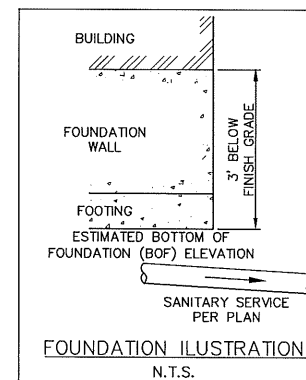
SANITARY SERVICE LOT 10 PROFILE
VERTICAL SCALE: 1" = 5'

KEY NOTES

- ① 6" C900 PVC SANITARY SEWER SERVICE SLOPED AT 1%
- ② 4" C900 PVC SANITARY SEWER SERVICE SLOPED AT 2%

SANITARY SERVICE NOTE:

IT IS ANTICIPATED THAT LOTS 11 AND 12 WILL BE SERVICED BY GRINDER PUMPS.



PRELIMINARY

| | | |
|-------|-----|----------|
| DATE: | NO. | REVISION |
| | | |

| | | |
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