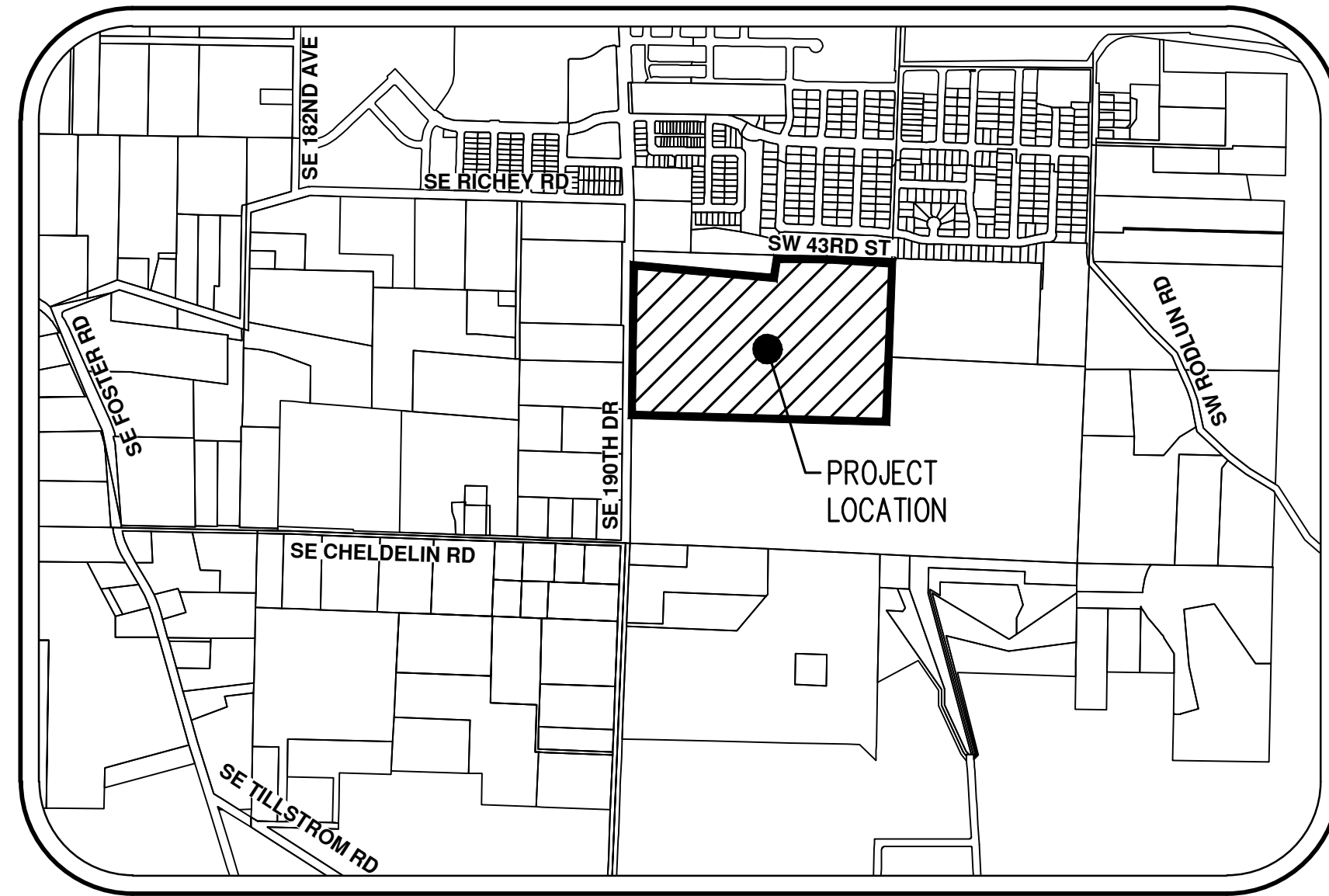
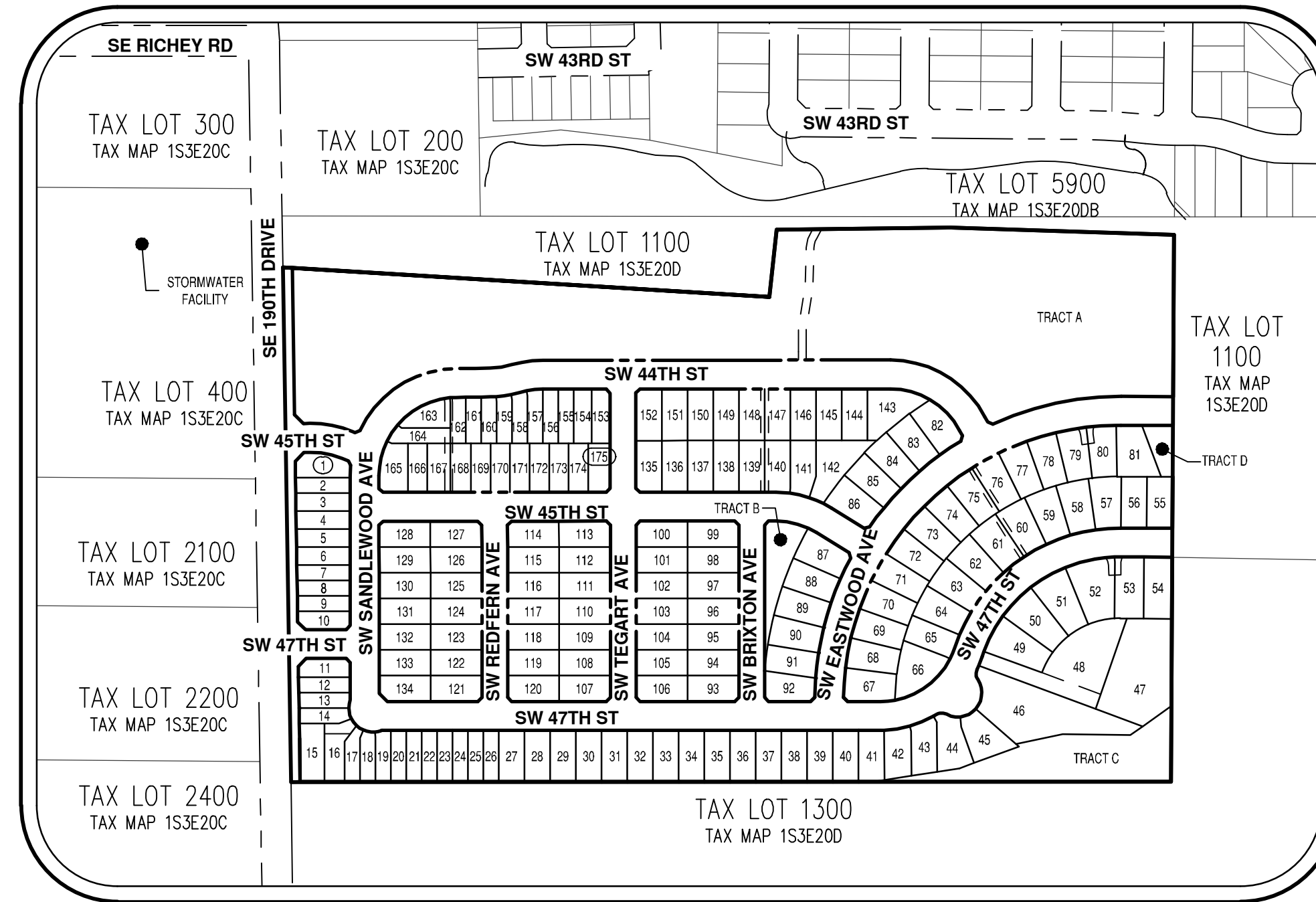


# VERANDA AT PLEASANT VALLEY

## PRELIMINARY SUBDIVISION PLAN



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
NOT TO SCALE

**APPLICANT/OWNER:** CHARLOTTE POINT LLC  
PO BOX 301579  
PORTLAND, OR 97294

**CONSULTING PLANNING/ENGINEERING/SURVEYING FIRM:** AKS ENGINEERING & FORESTRY, LLC  
CONTACT: CHRIS GOODELL  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
PHONE: 503-563-6151  
EMAIL: CHRISG@AKS-ENG.COM

**PROPERTY LOCATION:** 7928 SE 190TH DRIVE  
GRESHAM, OR 97080

**PROPERTY DESCRIPTION:** TAX LOT 1200, MULTNOMAH COUNTY ASSESSOR'S MAP 1S 3E 20D, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON.

**EXISTING LAND USE:** SINGLE-FAMILY HOME WITH GRASS FIELD AND ACCESSORY BUILDINGS

**PROJECT PURPOSE:** 175-LOT RESIDENTIAL SUBDIVISION

**ZONING:** LOW DENSITY RESIDENTIAL-PLEASANT VALLEY (LDR-PV).  
MEDIUM DENSITY RESIDENTIAL-PLEASANT VALLEY (MDR-PV)

**VERTICAL DATUM:** ELEVATIONS ARE BASED ON AN ASSUMED DATUM

**STREETS, WATER, SANITARY SEWER & STORM DRAINAGE:** CITY OF GRESHAM

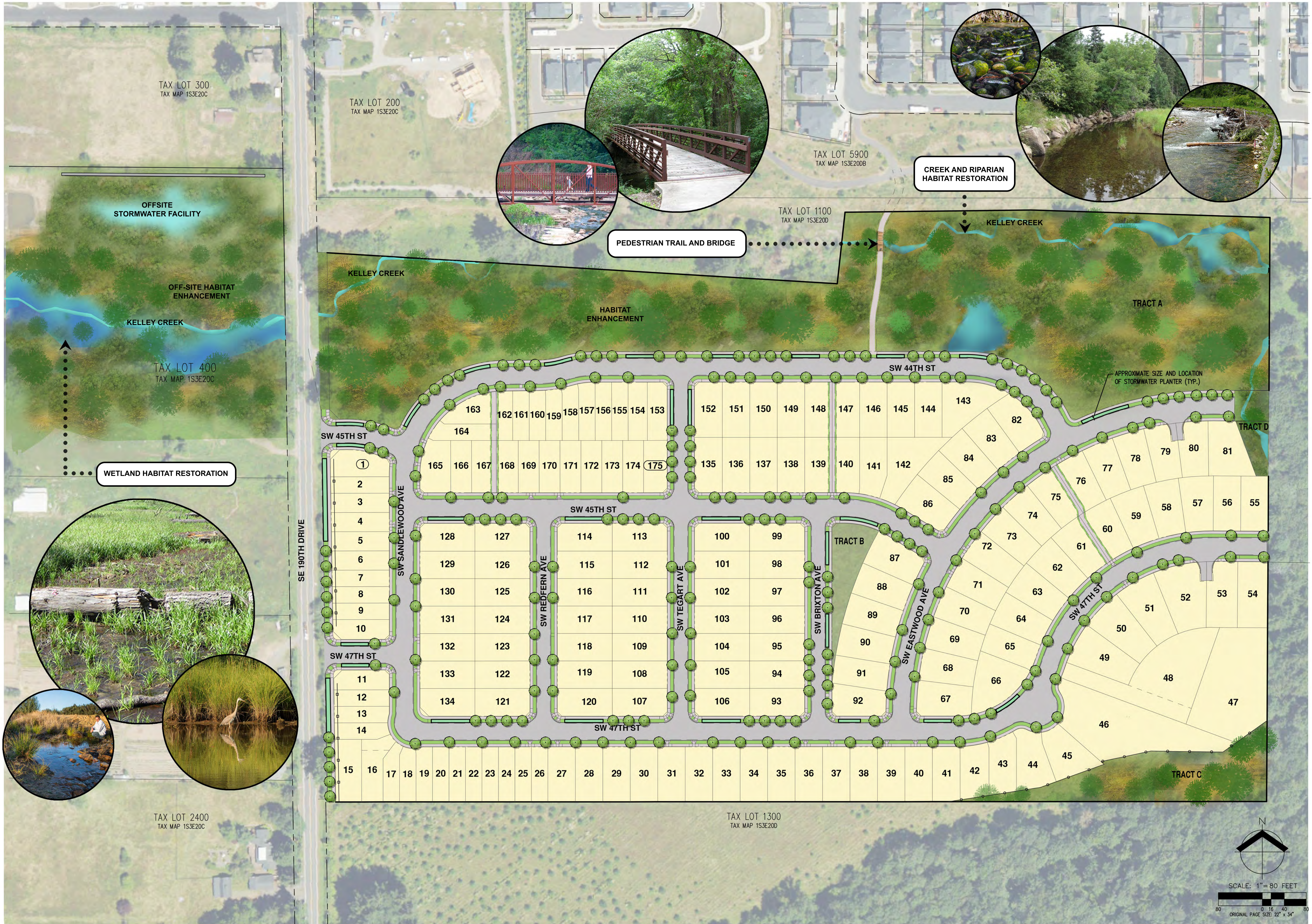
LEGEND			
	EXISTING	PROPOSED	
DECIDUOUS TREE			STORM DRAIN CLEAN OUT
CONIFEROUS TREE			STORM DRAIN CATCH BASIN
FIRE HYDRANT			STORM DRAIN AREA DRAIN
WATER BLOWOFF			STORM DRAIN MANHOLE
WATER METER			GAS METER
WATER VALVE			GAS VALVE
DOUBLE CHECK VALVE			GUY WIRE ANCHOR
AIR RELEASE VALVE			UTILITY POLE
SANITARY SEWER CLEAN OUT			POWER VAULT
SANITARY SEWER MANHOLE			POWER JUNCTION BOX
SIGN			POWER PEDESTAL
STREET LIGHT			COMMUNICATIONS VAULT
MAILBOX			COMMUNICATIONS JUNCTION BOX
			COMMUNICATIONS RISER
	<b>EXISTING</b>	<b>PROPOSED</b>	
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM DRAIN LINE			
SANITARY SEWER LINE			
WATER LINE			

### SHEET INDEX

- P-01 COVER SHEET WITH SITE AND VICINITY MAPS
- P-02A PRELIMINARY COLOR PLAN
- P-02B PRELIMINARY SUBDIVISION PLAT
- P-03A EXISTING CONDITIONS PLAN-EAST
- P-03B EXISTING CONDITIONS PLAN-WEST
- P-03C EXISTING CONDITIONS PLAN-AERIAL
- P-04 PRELIMINARY ONSITE DEMOLITION AND TREE RETENTION PLAN
- P-05A PRELIMINARY STREET PLAN
- P-05B PRELIMINARY STREET CROSS-SECTIONS
- P-06 PRELIMINARY STORM MANAGEMENT PLAN
- P-07 PRELIMINARY ONSITE COMPOSITE UTILITY PLAN
- P-08 PRELIMINARY OFFSITE COMPOSITE UTILITY PLAN
- P-09 PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
- P-10 NEIGHBORHOOD CIRCULATION AND FUTURE STREET PLAN



RENEWAL DATE: 6/30/25  
JOB NUMBER: 9804  
DATE: 05/19/2023  
DESIGNED BY: RLB  
DRAWN BY: RLB  
CHECKED BY: VN

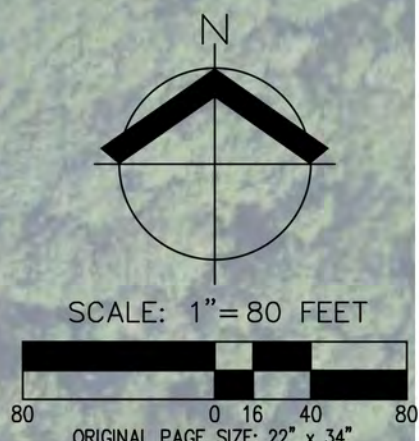


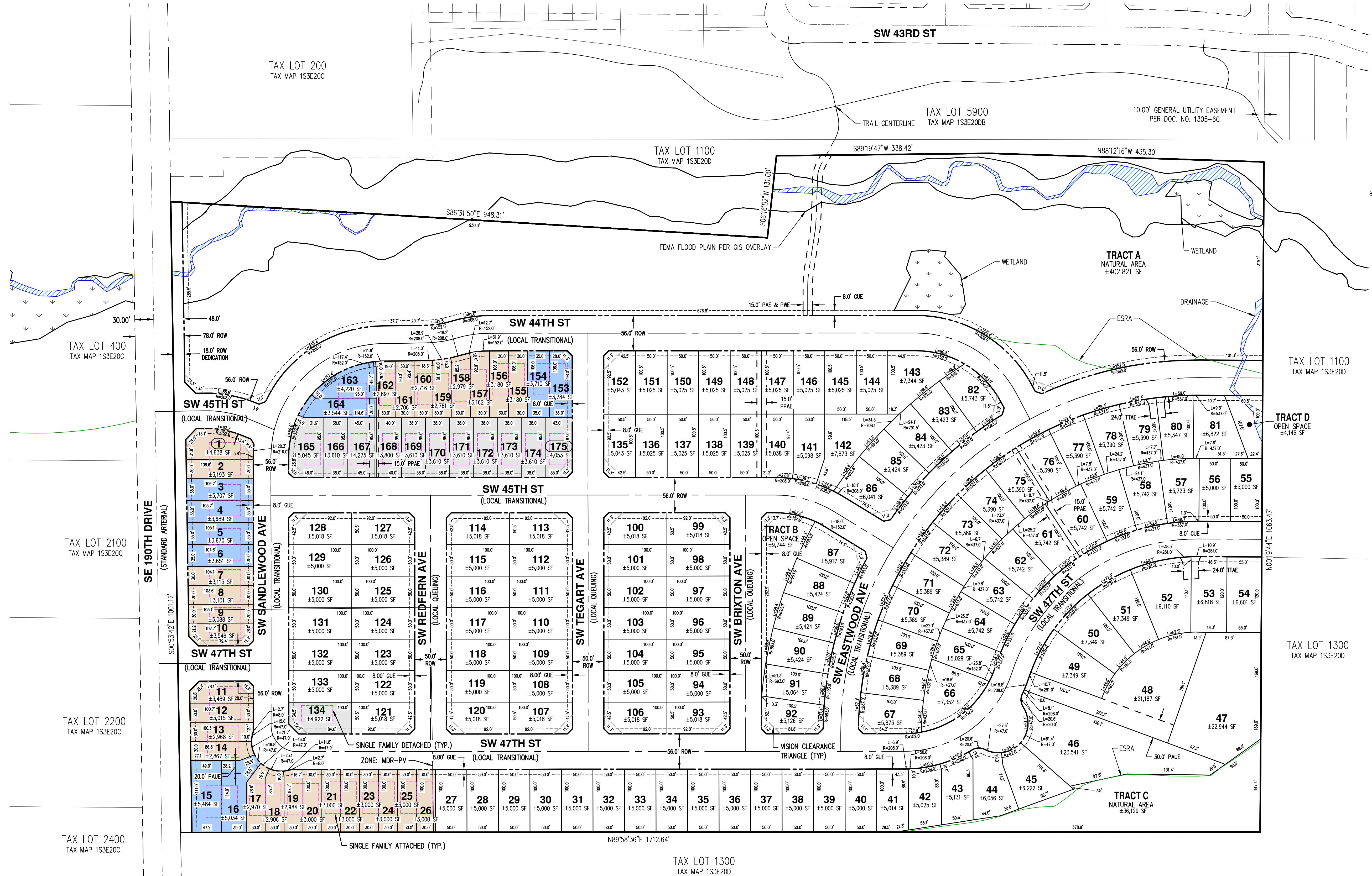
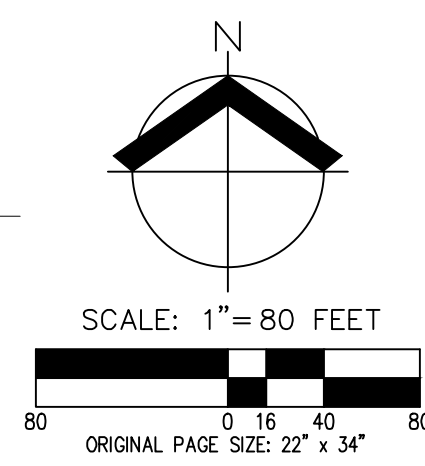
**PRELIMINARY COLOR MASTER PLAN  
VERANDA AT PLEASANT VALLEY  
GRESHAM, OREGON**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

JOB NUMBER:	9804
DATE:	05/19/2023
DESIGNED BY:	JRH
DRAWN BY:	JRH
CHECKED BY:	KAH

**P-02A**





MINIMUM SETBACK STANDARDS PER 2019 CODE

STANDARD	LDR-PV DETACHED	LDR-PV ATTACHED	MDR-PV DETACHED	MDR-PV ATTACHED
FRONT FACADE/WALL	10 FT	10 FT	10 FT	5 FT
FRONT PORCH	8 FT	8 FT	6 FT	5 FT
GARAGE	20 FT	20 FT	20 FT	20 FT
INTERIOR SIDE	5 FT	5 FT	5 FT	5 FT
ZERO LOT LINE OPTION	6 IN ON OTHER SIDE	N/A	6 IN ON OTHER SIDE	N/A
STREET SIDE WALL	10 FT	6 FT	5 FT	5 FT
STREET SIDE PORCH	6 FT	6 FT	5 FT	5 FT
STREET SIDE GARAGE ACCESS	20 FT	20 FT	20 FT	20 FT
REAR (NO ALLEY)	15 FT	15 FT	15 FT	10 FT

LOT SIZE STANDARDS PER 2019 CODE

ZONE AND HOUSING TYPE	MINIMUM LOT SIZE (SQUARE FEET)
LDR-PV DETACHED	5,000 SF
LDR-PV ATTACHED	3,500 SF
MDR-PV DETACHED	3,000 SF
MDR-PV ATTACHED	1,600 SF

**NOTE:**  
 PER 4.1475 NEIGHBORHOOD DESIGN GUIDELINES: "LOTS WITH LESS THAN 50 FEET OF FRONTAGE SHALL RECEIVE ACCESS FROM A REAR ALLEY, PARKING COURT, AN ACCESS THAT IS SHARED WITH AN ADJOINING PROPERTY, OR OTHER SIMILAR ACCESS TECHNIQUE APPROVED BY THE CITY."

- LEGEND:**
- 28 MDR-PV ATTACHED (\*70% OF MDR-PV LOTS)
  - 12 MDR-PV DETACHED (\*30.0% OF MDR-PV LOTS)
  - 10 LDR-PV ATTACHED
  - 125 LDR-PV DETACHED\*\*
  - TYPICAL 25' X 50' BUILDING PAD\*\*\* FOR MDR-PV ATTACHED, MDR-PV DETACHED, AND LDR-PV ATTACHED LOTS (NON LDR-PV DETACHED)

\* WHEN 40 OR FEWER MDR-PV LOTS ARE PERMITTED/PROVIDED, AT LEAST 2 DIFFERENT HOUSING TYPES ARE REQUIRED WITH THE LESSER NUMBERED HOUSING TYPE REQUIRED TO BE AT LEAST 30% OF THE TOTAL PERMITTED MDR-PV LOTS.  
 \*\* LOTS 15 AND 16 CAN BE EITHER LDR-PV ATTACHED OR LDR-PV DETACHED.  
 \*\*\* LOTS 163 AND 164 ARE APPROXIMATELY A 25' X 45' BUILDING PAD.

**EASEMENT LEGEND**

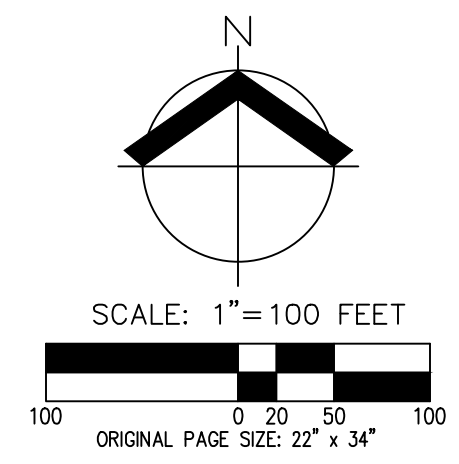
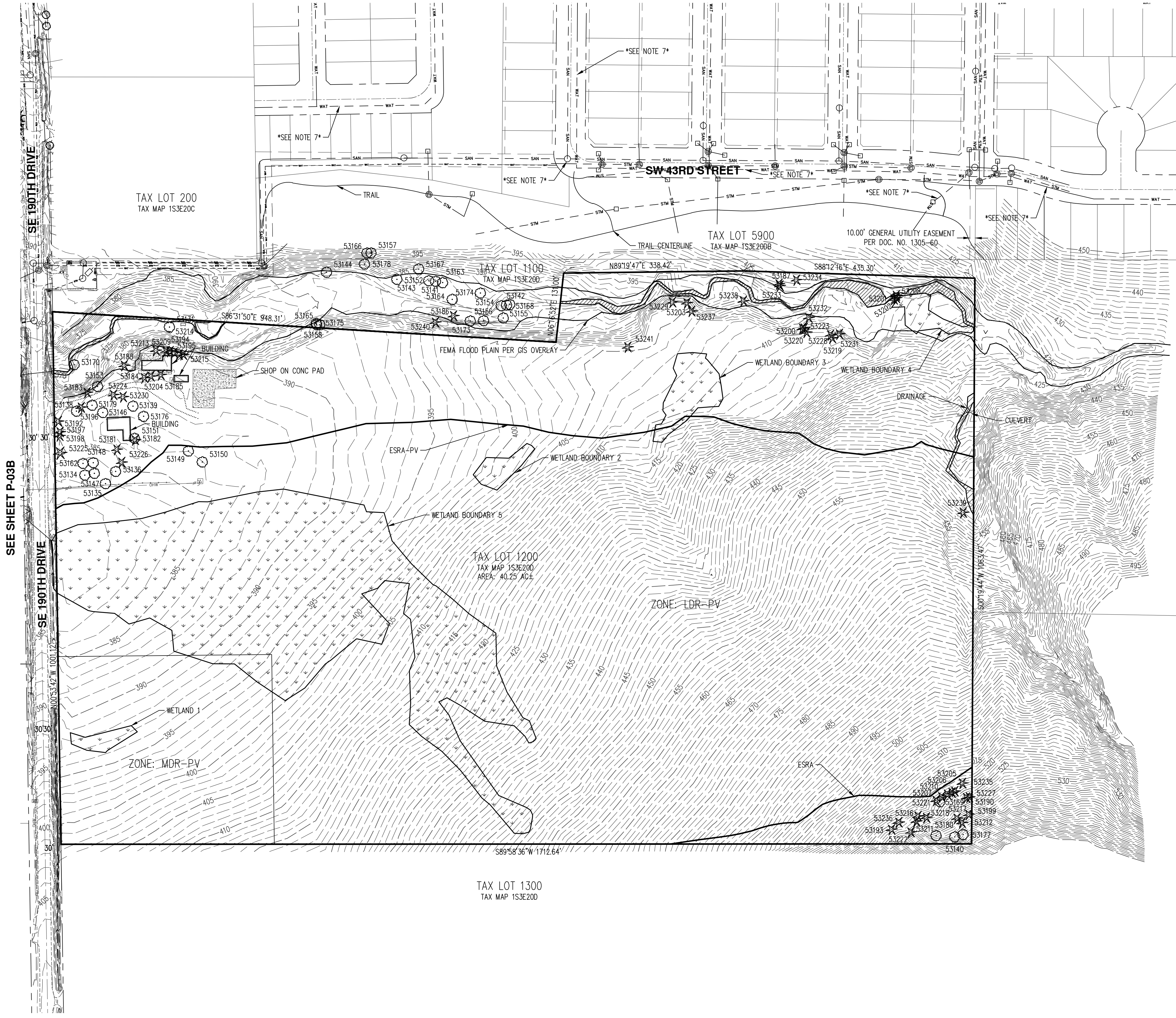
TTAE	TEMPORARY TURNAROUND ACCESS EASEMENT
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
GUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT

**THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAT IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.**

**PRELIMINARY SUBDIVISION PLAT  
 VERANDA AT PLEASANT VALLEY  
 GRESHAM, OREGON**



RENEWAL DATE: 6/30/25  
 JOB NUMBER: 9804  
 DATE: 05/19/2023  
 DESIGNED BY: RLB  
 DRAWN BY: RLB  
 CHECKED BY: WN



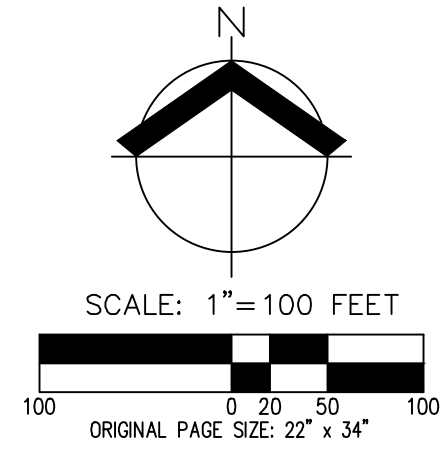
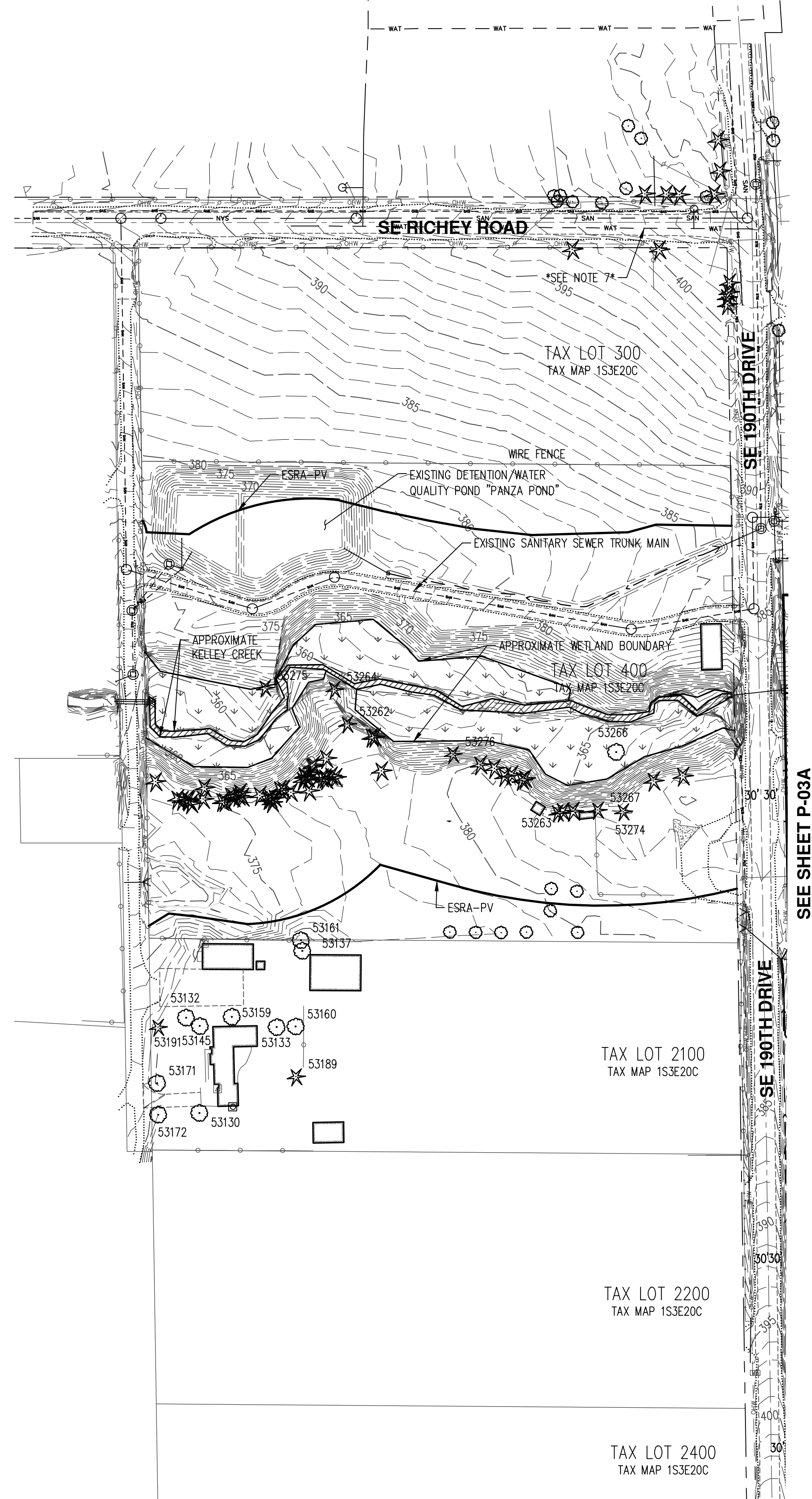
- NOTES:**
1. ALL DATA SHOWN IS PER A SURVEY CONDUCTED BY ALL COUNTY SURVEYORS & PLANNERS, INC.
  2. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  3. VERTICAL DATUM: ELEVATIONS ARE BASED ON ASSUMED DATUM.
  4. CONTOUR INTERVAL IS 1 FOOT.
  5. OHWM OF DRAINAGE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON DECEMBER 10, 2022 AND LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY. KELLEY CREEK OHWM AND WETLAND BOUNDARIES 1-5 SHOWN WERE DELINEATED BY SCHOTT & ASSOCIATES PER DSL FILE NUMBER WD2019-0500. ESRA-PV DERIVED FROM CITY OF GRESHAM GIS OVERLAY.
  6. WETLAND BOUNDARIES AND KELLEY CREEK LOCATED ON TAX LOT 400 ARE APPROXIMATE ONLY AND DIGITIZED USING HIGH RESOLUTION AERIAL FROM GIS DATABASE AND 1 FOOT INTERVAL GROUND CONTOURS FROM ALL COUNTY SURVEYORS PLANNERS, INC.
  7. NOTED UTILITIES IN SE RICHEY ROAD AND SW 43RD ROAD ARE SHOWN PER CITY OF GRESHAM GIS OVERLAY.
  8. ZONING AREAS SHOW ARE PER OREGON METRO GIS.

**EXISTING CONDITIONS PLAN-EAST  
 VERANDA AT PLEASANT VALLEY  
 GRESHAM, OREGON**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NUMBER:	9804
DATE:	05/19/2023
DESIGNED BY:	
DRAWN BY:	SPS
CHECKED BY:	MK

**P-03A**



**NOTES:**

1. ALL DATA SHOWN IS PER A SURVEY CONDUCTED BY ALL COUNTY SURVEYORS & PLANNERS, INC.
2. 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.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON ASSUMED DATUM.
4. CONTOUR INTERVAL IS 1 FOOT.
5. OHWM OF DRAINAGE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON DECEMBER 10, 2022 AND LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY. KELLEY CREEK OHWM AND WETLAND BOUNDARIES 1-5 SHOWN WERE DELINEATED BY SCHOTT & ASSOCIATES PER DSL FILE NUMBER WD2019-0500. ESRA-PV DERIVED FROM CITY OF GRESHAM GIS OVERLAY.
6. WETLAND BOUNDARIES AND KELLEY CREEK LOCATED ON TAX LOT 400 ARE APPROXIMATE ONLY AND DIGITIZED USING HIGH RESOLUTION AERIAL FROM GIS DATABASE AND 1 FOOT INTERVAL GROUND CONTOURS FROM ALL COUNTY SURVEYORS PLANNERS, INC.
7. NOTED UTILITIES IN SE RICHEY ROAD AND SW 43RD ROAD ARE SHOWN PER CITY OF GRESHAM GIS OVERLAY.
8. ZONING AREAS SHOW ARE PER OREGON METRO GIS.

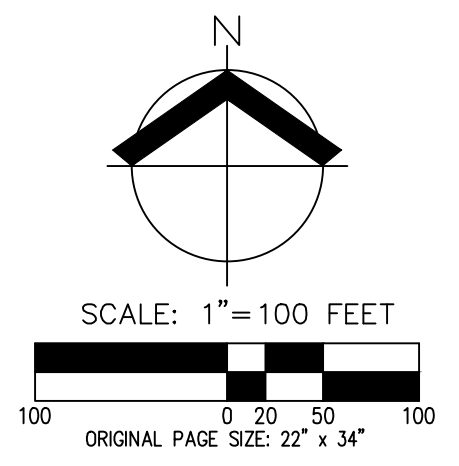
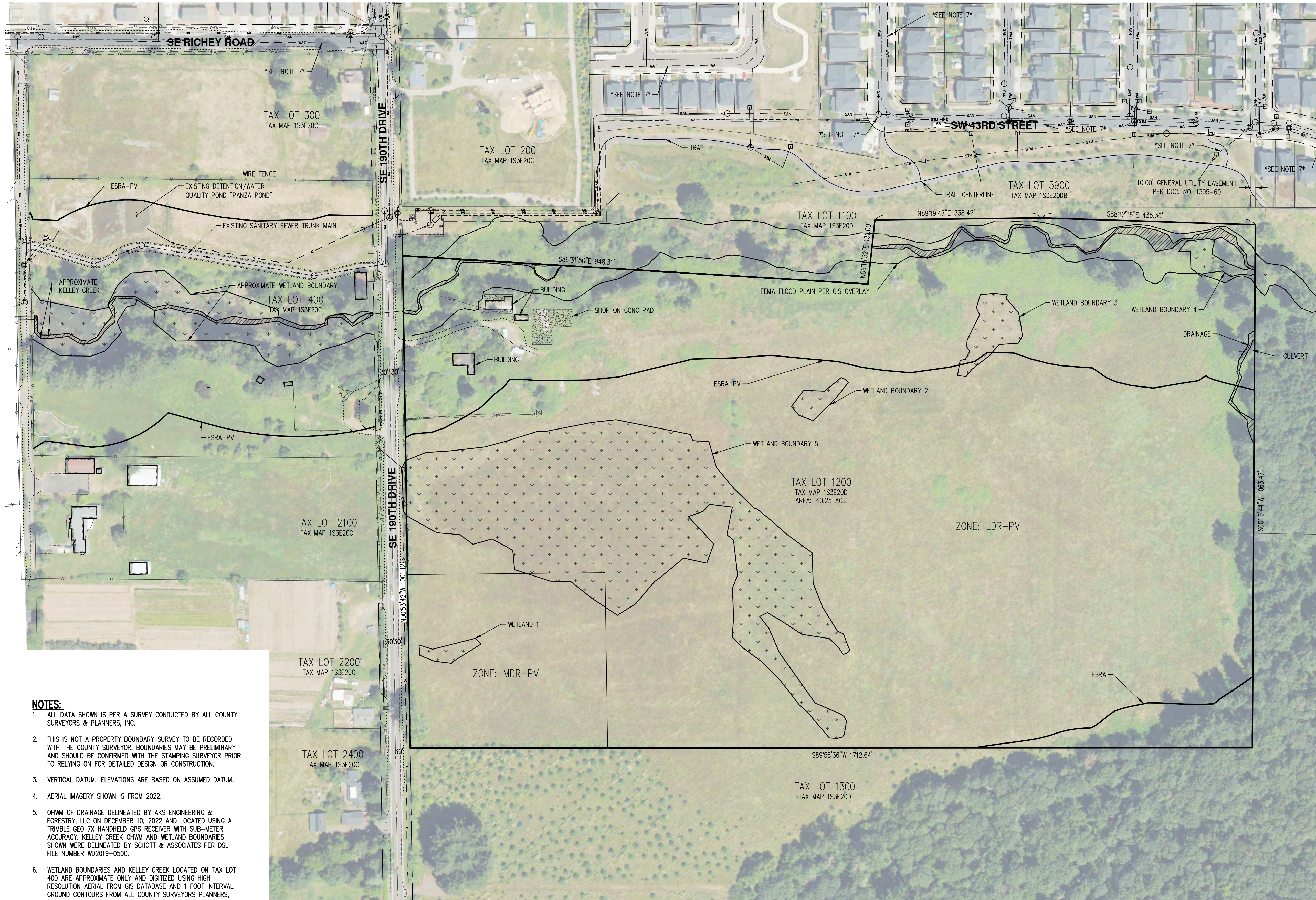
**EXISTING CONDITIONS PLAN-WEST  
VERANDA AT PLEASANT VALLEY**

**GRESHAM, OREGON**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

JOB NUMBER:	9804
DATE:	05/19/2023
DESIGNED BY:	
DRAWN BY:	SPS
CHECKED BY:	MK

**P-03B**



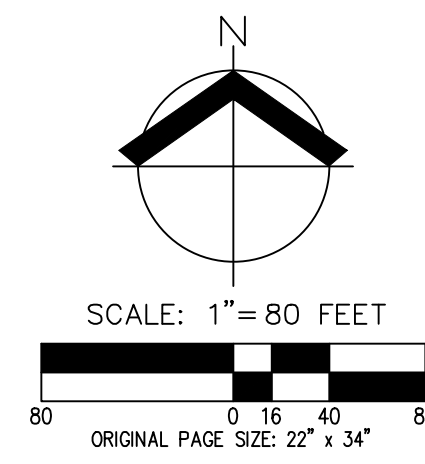
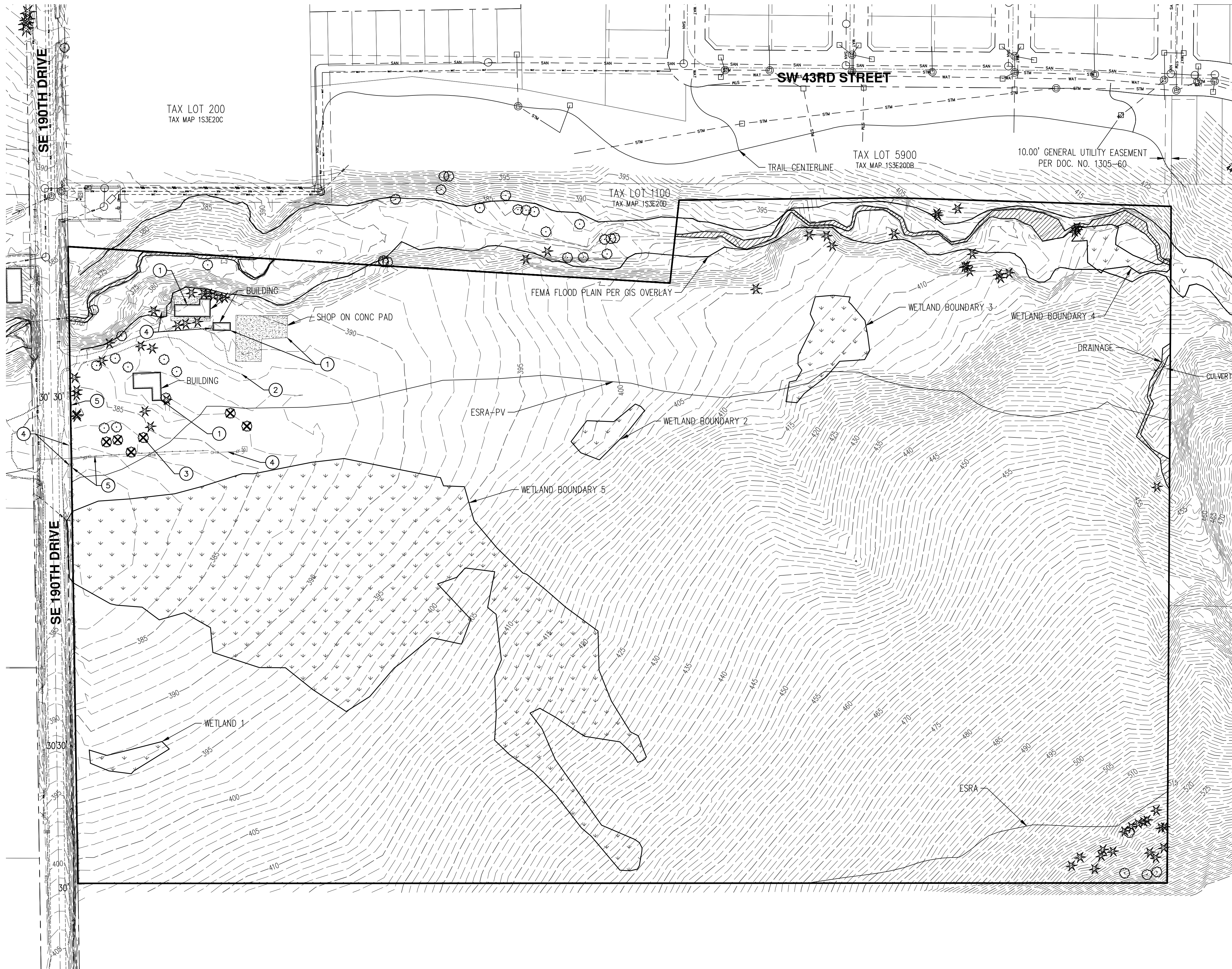
**NOTES:**

1. ALL DATA SHOWN IS PER A SURVEY CONDUCTED BY ALL COUNTY SURVEYORS & PLANNERS, INC.
2. 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.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON ASSUMED DATUM.
4. AERIAL IMAGERY SHOWN IS FROM 2022.
5. OHWM OF DRAINAGE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON DECEMBER 10, 2022 AND LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY. KELLEY CREEK OHWM AND WETLAND BOUNDARIES SHOWN WERE DELINEATED BY SCHOTT & ASSOCIATES PER DSL FILE NUMBER WD2019-0500.
6. WETLAND BOUNDARIES AND KELLEY CREEK LOCATED ON TAX LOT 400 ARE APPROXIMATE ONLY AND DIGITIZED USING HIGH RESOLUTION AERIAL FROM GIS DATABASE AND 1 FOOT INTERVAL GROUND CONTOURS FROM ALL COUNTY SURVEYORS PLANNERS, INC.
7. NOTED UTILITIES IN SE RICHEY ROAD AND SW 43RD ROAD ARE SHOWN PER CITY OF GRESHAM GIS OVERLAY.
8. ZONING AREAS SHOW ARE PER OREGON METRO GIS.

**EXISTING CONDITIONS PLAN-AERIAL  
 VERANDA AT PLEASANT VALLEY  
 GRESHAM, OREGON**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NUMBER:	9804
DATE:	05/19/2023
DESIGNED BY:	
DRAWN BY:	SPS
CHECKED BY:	MK



**GENERAL NOTE**

1. TREE PROTECTION DRAWING TO BE COMPLETED AT TIME OF FINAL ENGINEERING/CONSTRUCTION PLANS AND WILL INCLUDE TREE PROTECTION FENCING SET AT THE LARGER OF THE FOLLOWING: 1 FOOT (1.0') FROM THE TRUNK OF EVERY 1 INCH (1.0") OF TREE DIAMETER, OR 15 FOOT (15.0') RADIUS FROM THE EDGE OF THE TREE TRUNK AS REQUIRED BY CODE. IF NEEDED, AN ARBORIST WILL PROVIDE A REPORT IF TREE PROTECTION FENCING NEEDS TO BE CLOSER TO THE TREE.
2. EXISTING STRUCTURES AND IMPERVIOUS SURFACES WITHIN THE ESRA-PV ADJACENT TO KELLEY CREEK WILL BE REMOVED TO RESTORE NATIVE HABITAT CONDITIONS.

**DEMOLITION KEYED NOTES**

1. REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATION, PADS, UTILITIES, ETC. COORDINATE UTILITY REMOVAL WITH ALL ASSOCIATED PROVIDERS.
2. REMOVE EXISTING GRAVEL ROAD.
3. REMOVE EXISTING TREE (TYP.)
4. REMOVE/RELOCATE EXISTING UTILITY POLE, GUY WIRES, OVERHEAD WIRES, UNDERGROUND LINES, AND/OR UTILITY STRUCTURES PER CITY REQUIREMENTS. COORDINATE WITH ALL UTILITY PROVIDERS.
5. REMOVE EXISTING FENCE.

**LEGEND**

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	--- 350 ---
	DECIDUOUS    CONIFEROUS
EXISTING TREES TO REMAIN	○    ☆
EXISTING TREES TO BE REMOVED	⊗    ☆

**PRELIMINARY ONSITE DEMOLITION AND TREE RETENTION PLAN  
VERANDA AT PLEASANT VALLEY  
GRESHAM, OREGON**

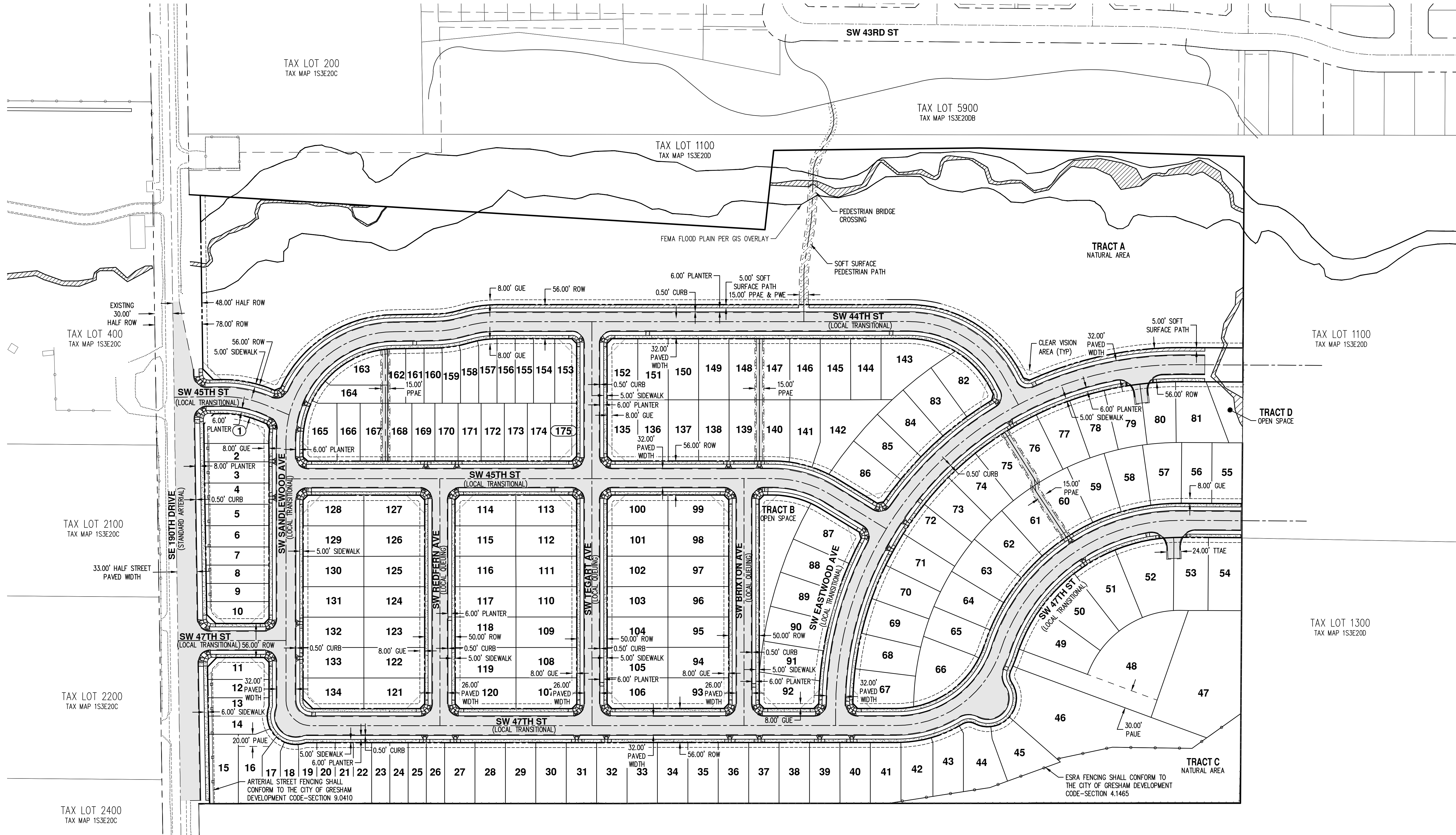
**REGISTERED PROFESSIONAL ENGINEER**  
COURTNEY B. WURLEY  
RENEWAL DATE: 6/30/25

JOB NUMBER: 9804  
DATE: 05/19/2023  
DESIGNED BY: RLB  
DRAWN BY: RLB  
CHECKED BY: VN

**PRELIMINARY STREET PLAN  
 VERANDA AT PLEASANT VALLEY  
 GRESHAM, OREGON**



RENEWAL DATE: 6/30/25  
 JOB NUMBER: 9804  
 DATE: 05/19/2023  
 DESIGNED BY: RLB  
 DRAWN BY: RLB  
 CHECKED BY: VN



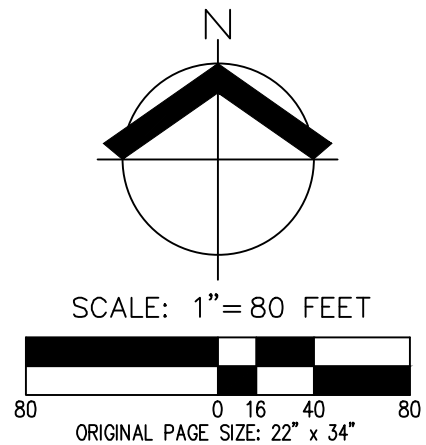
**LEGEND**

CONCRETE SIDEWALK	
SOFT SURFACE PATH	
NEW ASPHALT CONCRETE	
CLEAR VISION AREA	

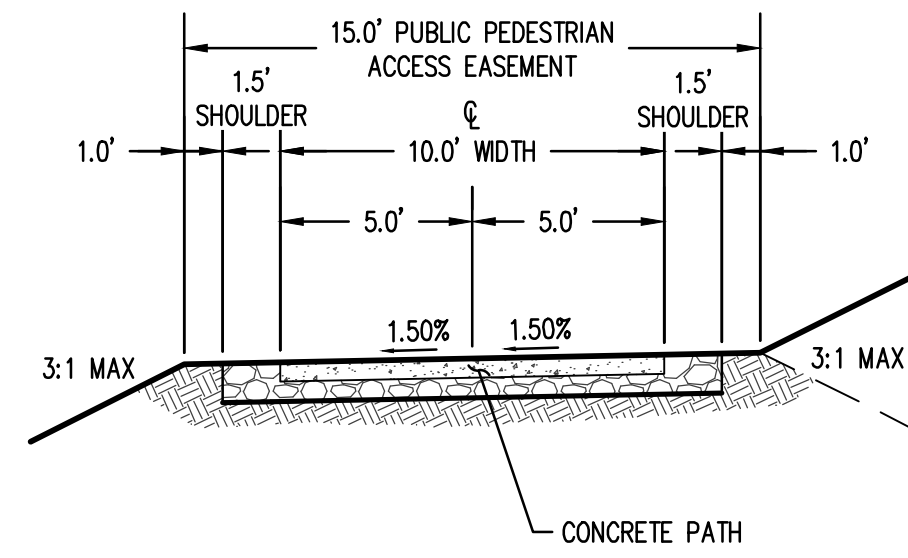
- GENERAL NOTES:**
- CLEAR VISION AREAS ARE SHOWN PER CITY OF GRESHAM STANDARDS.
  - STREET LIGHT LOCATIONS ARE NOT SHOWN. FINAL LOCATIONS WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.
  - DRIVEWAY LOCATIONS ARE NOT SHOWN. APPROXIMATE LOCATIONS WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.

**EASEMENT LEGEND**

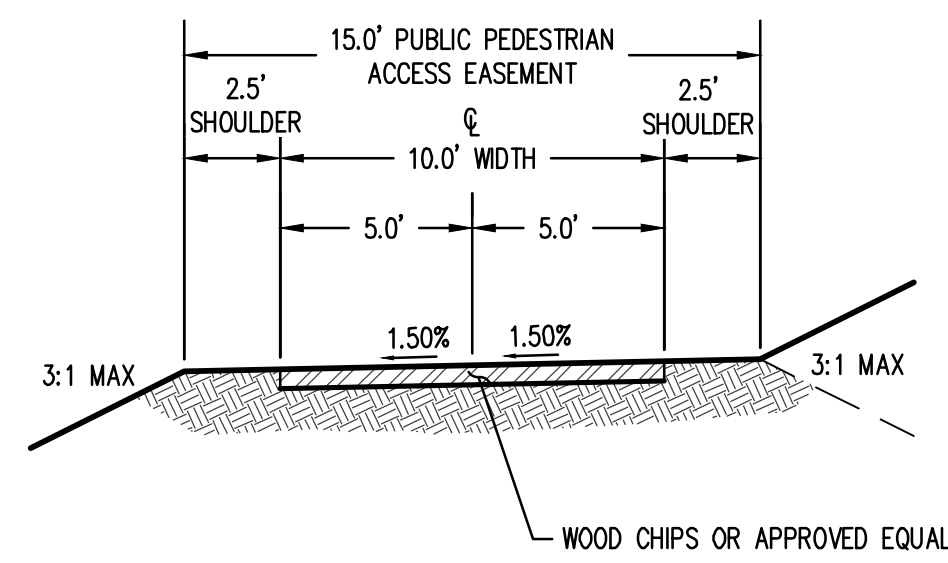
TTAE	TEMPORARY TURNAROUND ACCESS EASEMENT
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
GUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT



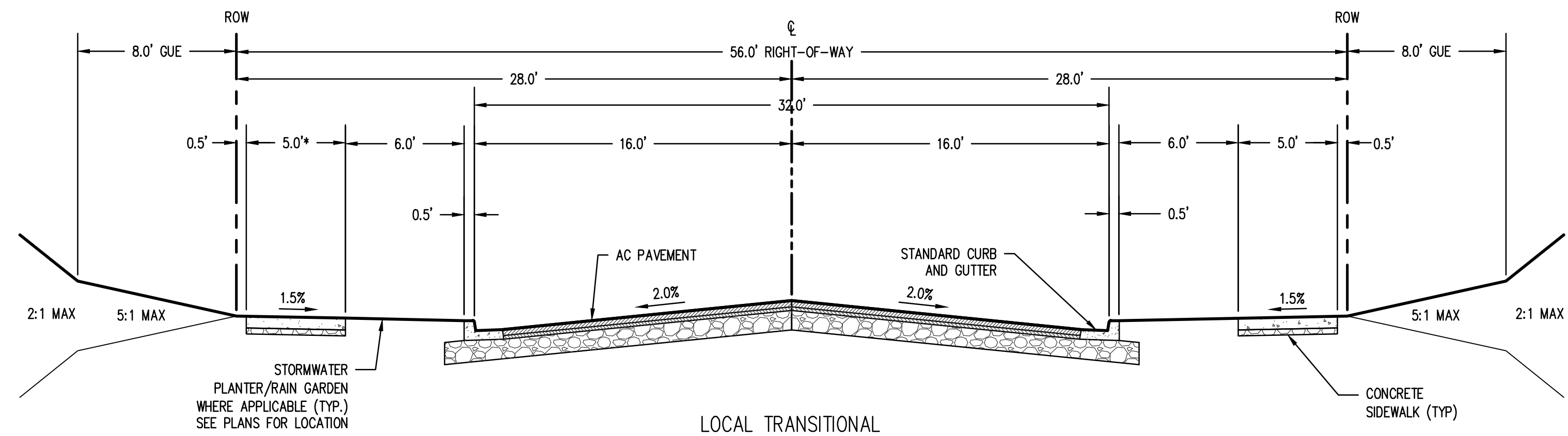




PEDESTRIAN PATH  
NOT TO SCALE

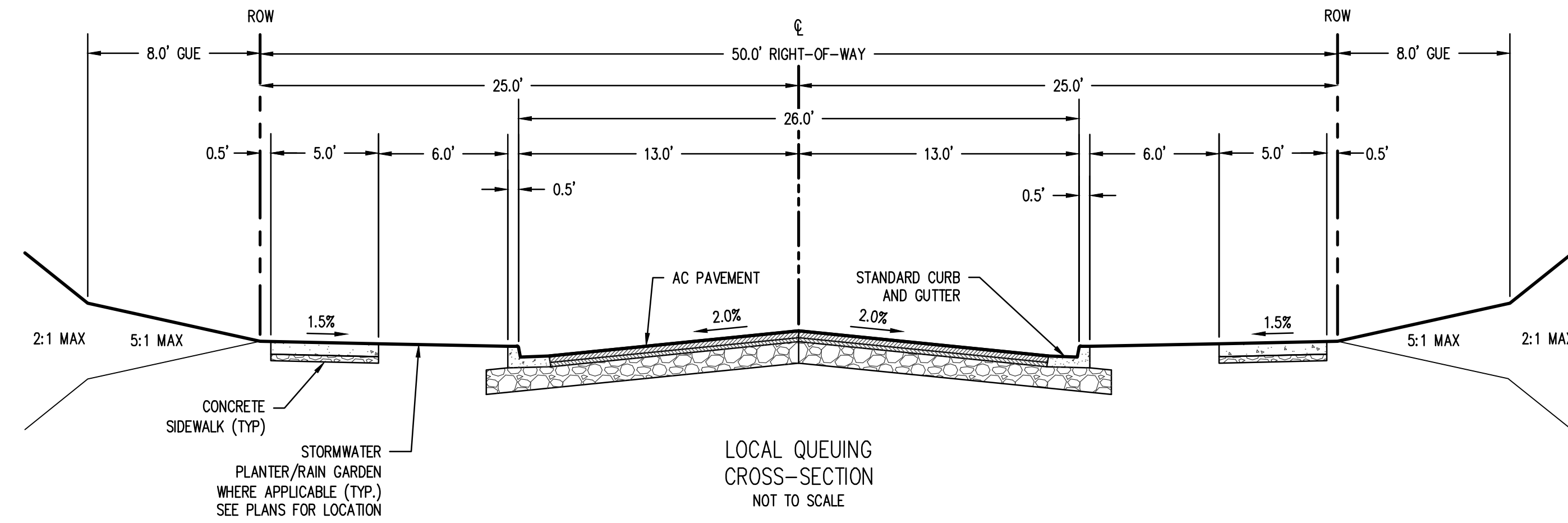


PEDESTRIAN PATH (SOFT SURFACE)  
NOT TO SCALE

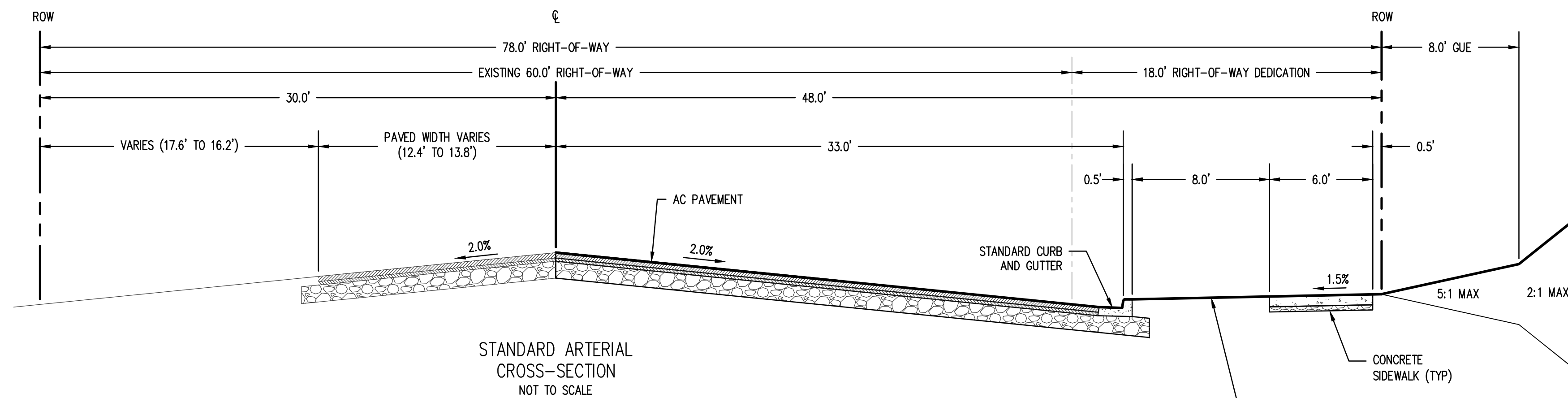


LOCAL TRANSITIONAL  
CROSS-SECTION  
NOT TO SCALE

\*SW 44TH STREET AND THE PORTION OF SW EASTWOOD AVENUE  
ABUTTING TRACT A SHALL BE SOFT SURFACE ONLY.



LOCAL QUEUING  
CROSS-SECTION  
NOT TO SCALE



STANDARD ARTERIAL  
CROSS-SECTION  
NOT TO SCALE

STORMWATER  
PLANTER/RAIN GARDEN  
WHERE APPLICABLE (TYP.)  
SEE PLANS FOR LOCATION



RENEWAL DATE: 6/30/25

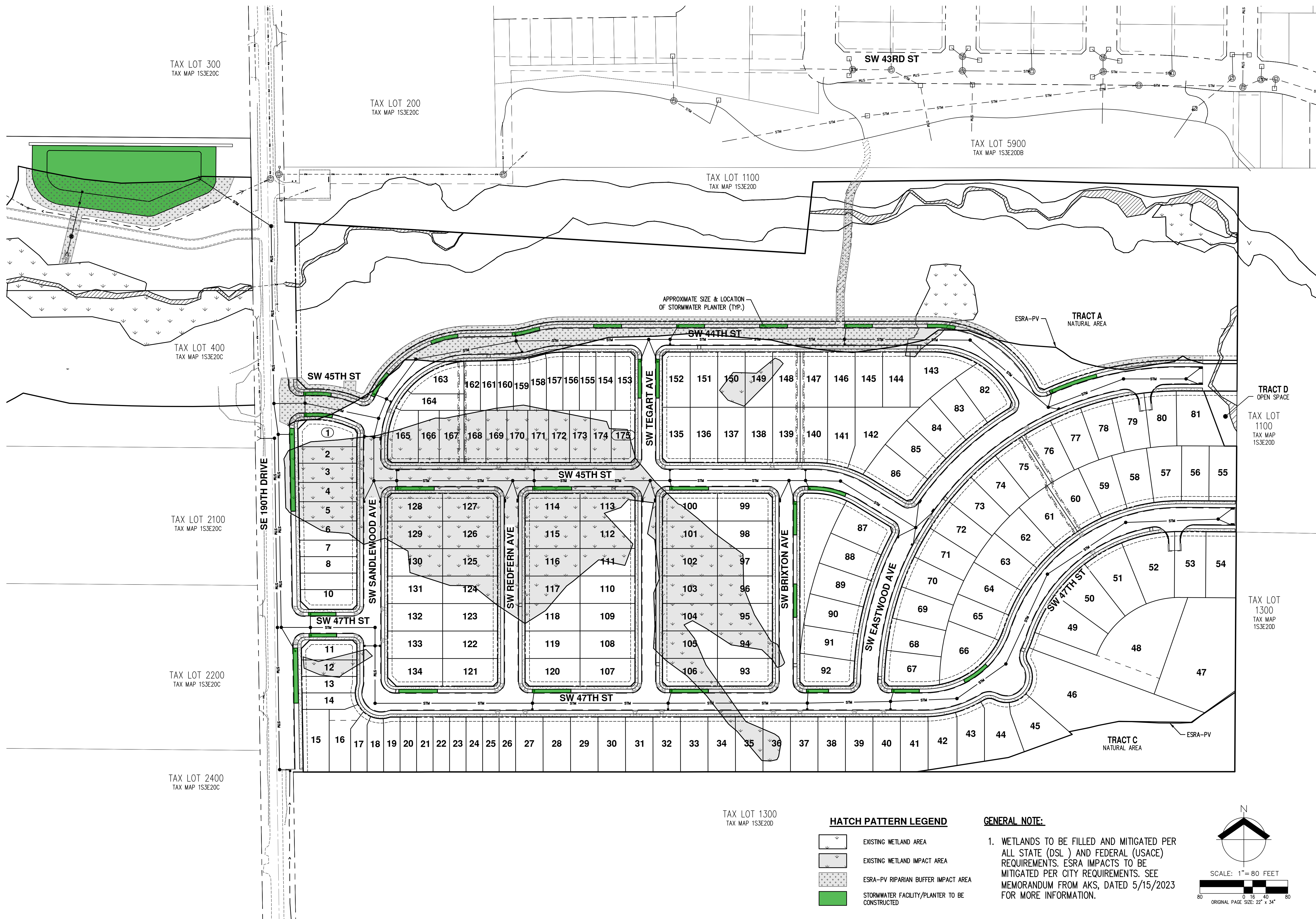
JOB NUMBER: 9804  
DATE: 05/19/2023  
DESIGNED BY: RLB  
DRAWN BY: RLB  
CHECKED BY: VN

**PRELIMINARY STORM MANAGEMENT PLAN  
VERANDA AT PLEASANT VALLEY**

**GRESHAM, OREGON**



RENEWAL DATE: 6/30/25  
JOB NUMBER: 9804  
DATE: 05/19/2023  
DESIGNED BY: RLB  
DRAWN BY: RLB  
CHECKED BY: WN



TAX LOT 300  
TAX MAP 1S3E20C

TAX LOT 200  
TAX MAP 1S3E20C

TAX LOT 1100  
TAX MAP 1S3E20D

TAX LOT 5900  
TAX MAP 1S3E20DB

TAX LOT 400  
TAX MAP 1S3E20C

TAX LOT 2100  
TAX MAP 1S3E20C

TAX LOT 2200  
TAX MAP 1S3E20C

TAX LOT 2400  
TAX MAP 1S3E20C

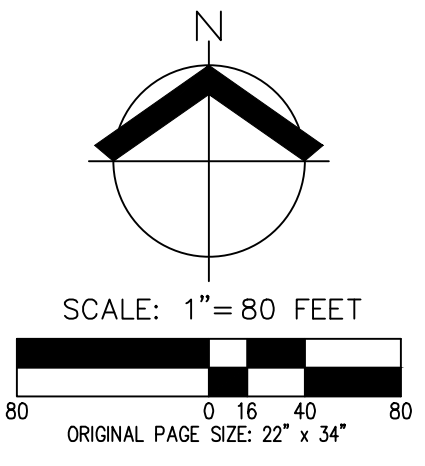
TAX LOT 1300  
TAX MAP 1S3E20D

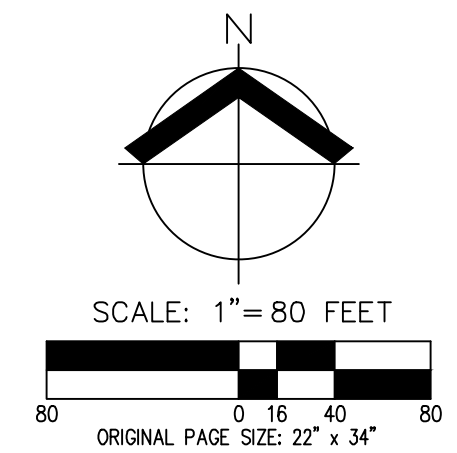
**HATCH PATTERN LEGEND**

	EXISTING WETLAND AREA
	EXISTING WETLAND IMPACT AREA
	ESRA-PV RIPARIAN BUFFER IMPACT AREA
	STORMWATER FACILITY/PLANTER TO BE CONSTRUCTED

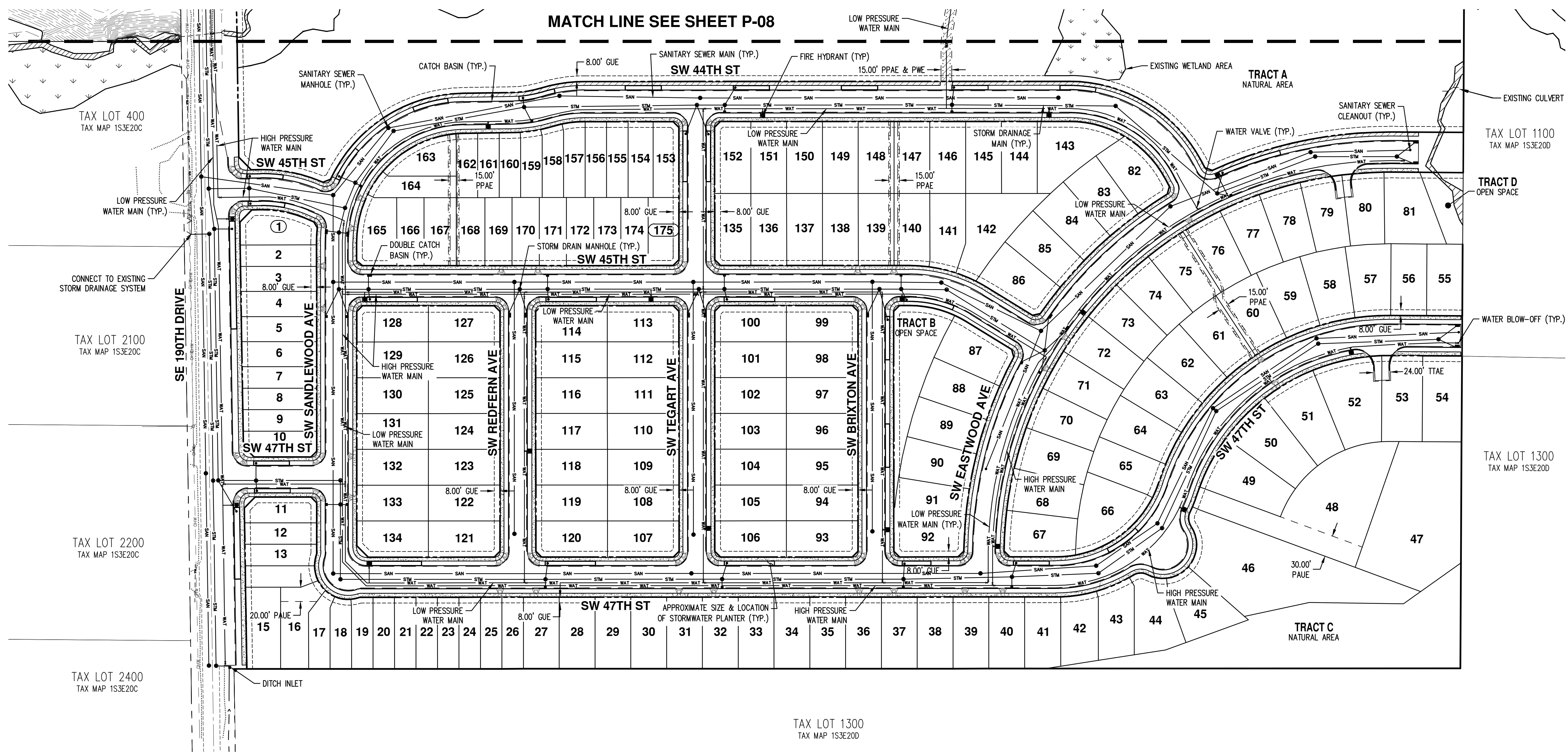
**GENERAL NOTE:**

1. WETLANDS TO BE FILLED AND MITIGATED PER ALL STATE (DSL ) AND FEDERAL (USACE) REQUIREMENTS. ESRA IMPACTS TO BE MITIGATED PER CITY REQUIREMENTS. SEE MEMORANDUM FROM AKS, DATED 5/15/2023 FOR MORE INFORMATION.





MATCH LINE SEE SHEET P-08



**EASEMENT LEGEND**

TTAE	TEMPORARY TURNAROUND ACCESS EASEMENT
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
GUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT

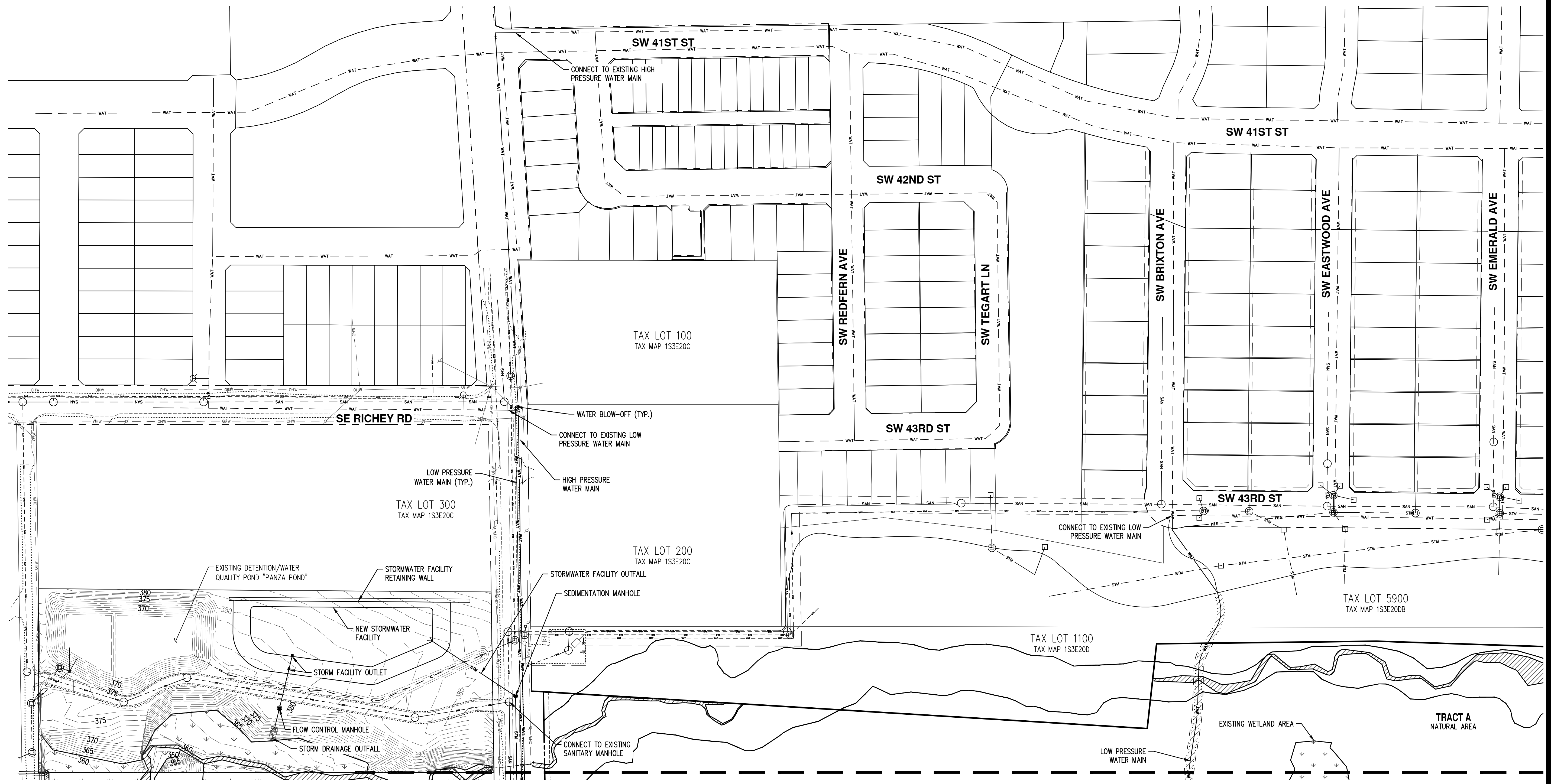
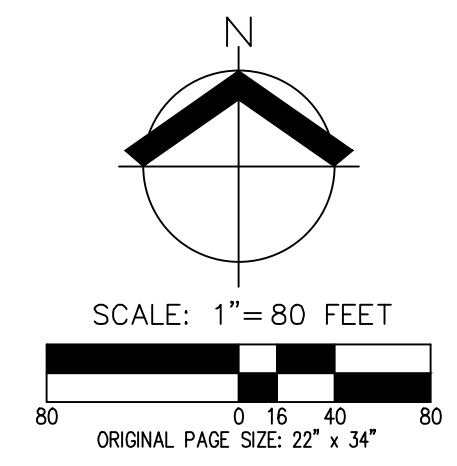
- GENERAL NOTE:**
- ALL LOTS WILL BE PROVIDED WITH A MINIMUM OF TWO CURB WEEPHOLES PER CITY REQUIREMENTS. LOCATION WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.
  - ALL LOTS WILL BE PROVIDED WITH A SANITARY SEWER LATERAL AND WATER SERVICE. LOCATION WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.
  - STREET LIGHTS LOCATIONS WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.

**PRELIMINARY ONSITE COMPOSITE UTILITY PLAN  
 VERANDA AT PLEASANT VALLEY  
 GRESHAM, OREGON**



RENEWAL DATE: 6/30/25

JOB NUMBER:	9804
DATE:	05/19/2023
DESIGNED BY:	RLB
DRAWN BY:	RLB
CHECKED BY:	VN



MATCH LINE SEE SHEET P-07

EASEMENT LEGEND	
TTAE	TEMPORARY TURNAROUND ACCESS EASEMENT
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
GUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT

**GENERAL NOTE:**

1. ALL LOTS WILL BE PROVIDED WITH A MINIMUM OF TWO CURB WEEPHOLES PER CITY REQUIREMENTS. LOCATION WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.
2. ALL LOTS WILL BE PROVIDED WITH A SANITARY SEWER LATERAL AND WATER SERVICE. LOCATION WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.
3. STREET LIGHTS LOCATIONS WILL BE PROVIDED WITH FINAL ENGINEERING/CONSTRUCTION DOCUMENTS.

**PRELIMINARY OFFSITE COMPOSITE UTILITY PLAN  
 VERANDA AT PLEASANT VALLEY  
 GRESHAM, OREGON**

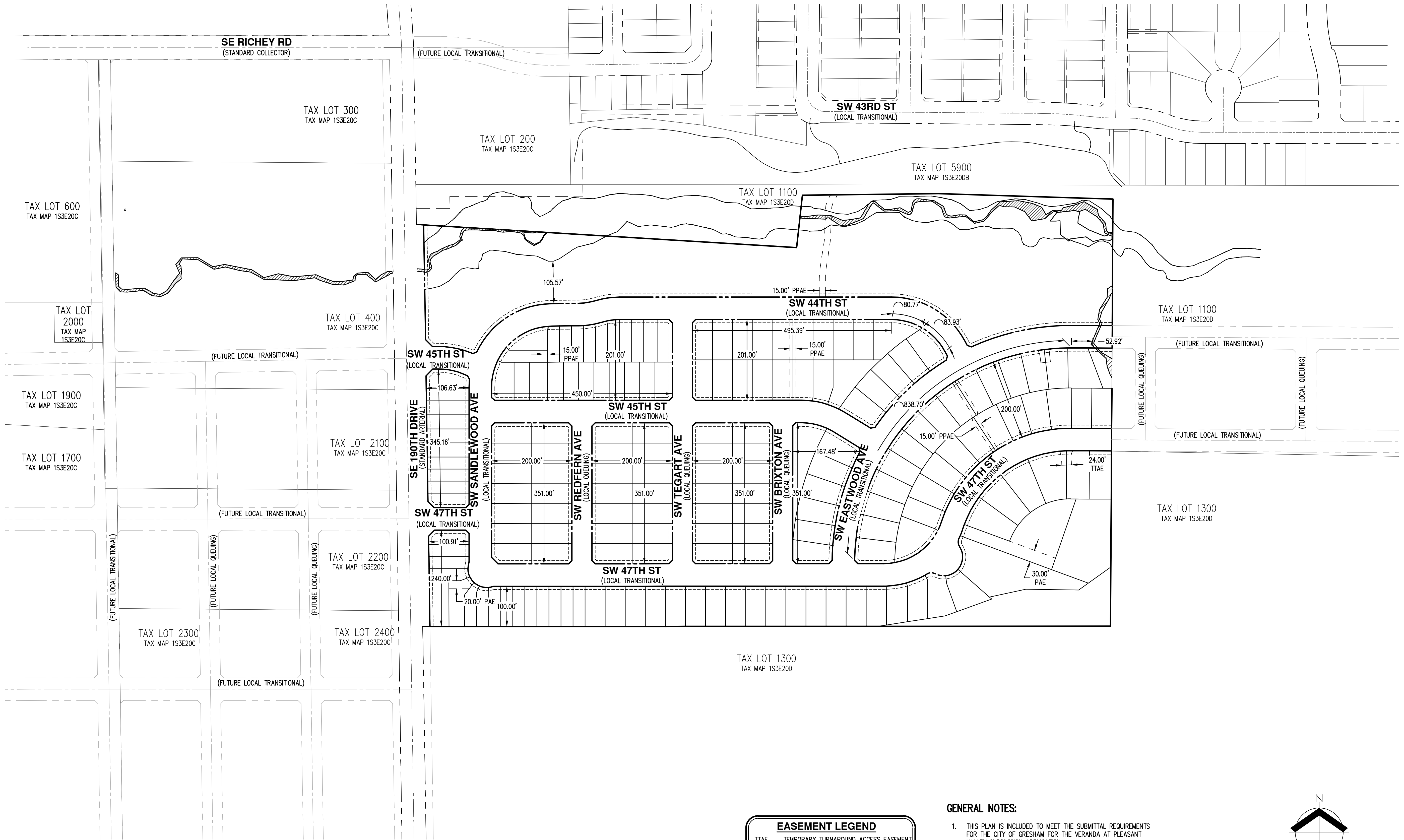


RENEWAL DATE:	6/30/25
JOB NUMBER:	9804
DATE:	05/19/2023
DESIGNED BY:	RLB
DRAWN BY:	RLB
CHECKED BY:	WN



**NEIGHBORHOOD CIRCULATION AND FUTURE STREET PLAN  
 VERANDA AT PLEASANT VALLEY**

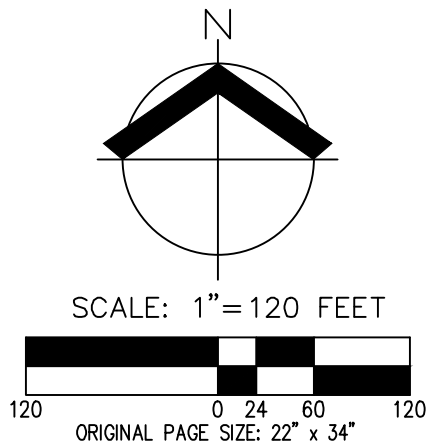
**GRESHAM, OREGON**



EASEMENT LEGEND	
TTAE	TEMPORARY TURNAROUND ACCESS EASEMENT
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
GUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT

**GENERAL NOTES:**

1. THIS PLAN IS INCLUDED TO MEET THE SUBMITTAL REQUIREMENTS FOR THE CITY OF GRESHAM FOR THE VERANDA AT PLEASANT VALLEY SUBDIVISION APPLICATION.
2. THIS FUTURE STREET PLAN IS FOR ILLUSTRATIVE PURPOSES FOR IS LAND USE APPLICATION ONLY AND STREETS ON OTHER PROPERTIES ARE NOT PROPOSED WITH THIS SUBDIVISION.



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