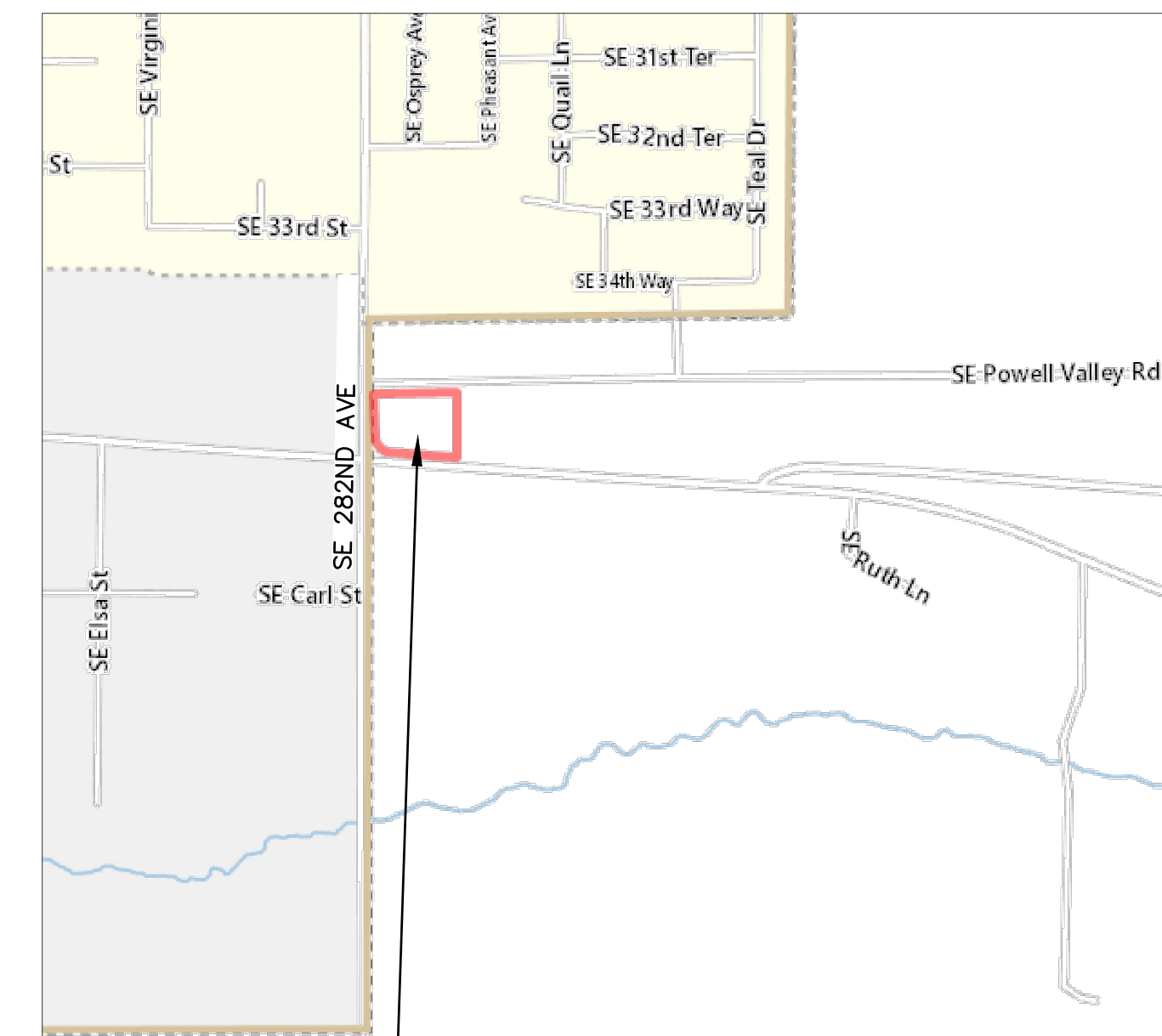


NEW HORIZON UTILITY CONSTRUCTION  
 SITE PLAN  
 SE 282ND AVE  
 GRESHAM, OR 97080

**Exhibit B.4**

**GENERAL NOTES:**

1. ALL GRADING AND DRAINAGE ACTIVITIES ARE TO OCCUR PURSUANT TO THE PROVISIONS OF CHAPTER 39.6235 OF THE MULTNOMAH COUNTY CODE AND THE APPLICABLE STATE OF OREGON PLUMBING CODE OR ITS SUCCESSOR AND THIS CODE.
2. 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 A 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.



PROJECT LOCATION  
 VICINITY MAP  
 SCALE: 1" = 500'

CONTRACTOR RESPONSIBLE FOR UTILITY LOCATES ON PRIVATE PROPERTY:

**NOTICE TO EXCAVATORS:**  
 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 THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.

POTENTIAL UNDERGROUND FACILITY OWNERS

**Dig Safely.**

Call the Oregon One-Call Center  
 DIAL 811 or 1-800-332-2344

**OWNER APPLICANT:**

SCOTT JOHNSON  
 EMAIL: SCOTT@NEWHORIZONUTILITY.COM

**SITE INFORMATION:**

6928 SE 282ND AVE  
 GRESHAM, OR 97080  
 1.03 AC

**ENGINEER OF RECORD:**

FIRWOOD DESIGN GROUP, LLC  
 KELLI A. GROVER, P.E.  
 359 E. HISTORIC COLUMBIA RIVER HWY.  
 TROUTDALE, OR 97060  
 PHONE: (503) 668-3737  
 EMAIL: kg@firwooddesign.com

**LEGAL DESCRIPTION:**

SECTION 19 1S 4E  
 TAXLOT: 600

**SHEET INDEX**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS AND DEMO PLAN
- 3 SITE PLAN



EXPIRES: 06/30/25  
 SIGNATURE DATE: 10/09/23

DATE:	NO.	REVISION	DRAWN:	DESIGNED:	CHECKED:
			SCALE: AS SHOWN	DATE: OCTOBER 09, 2023	
			PROJECT NO. E23-034		

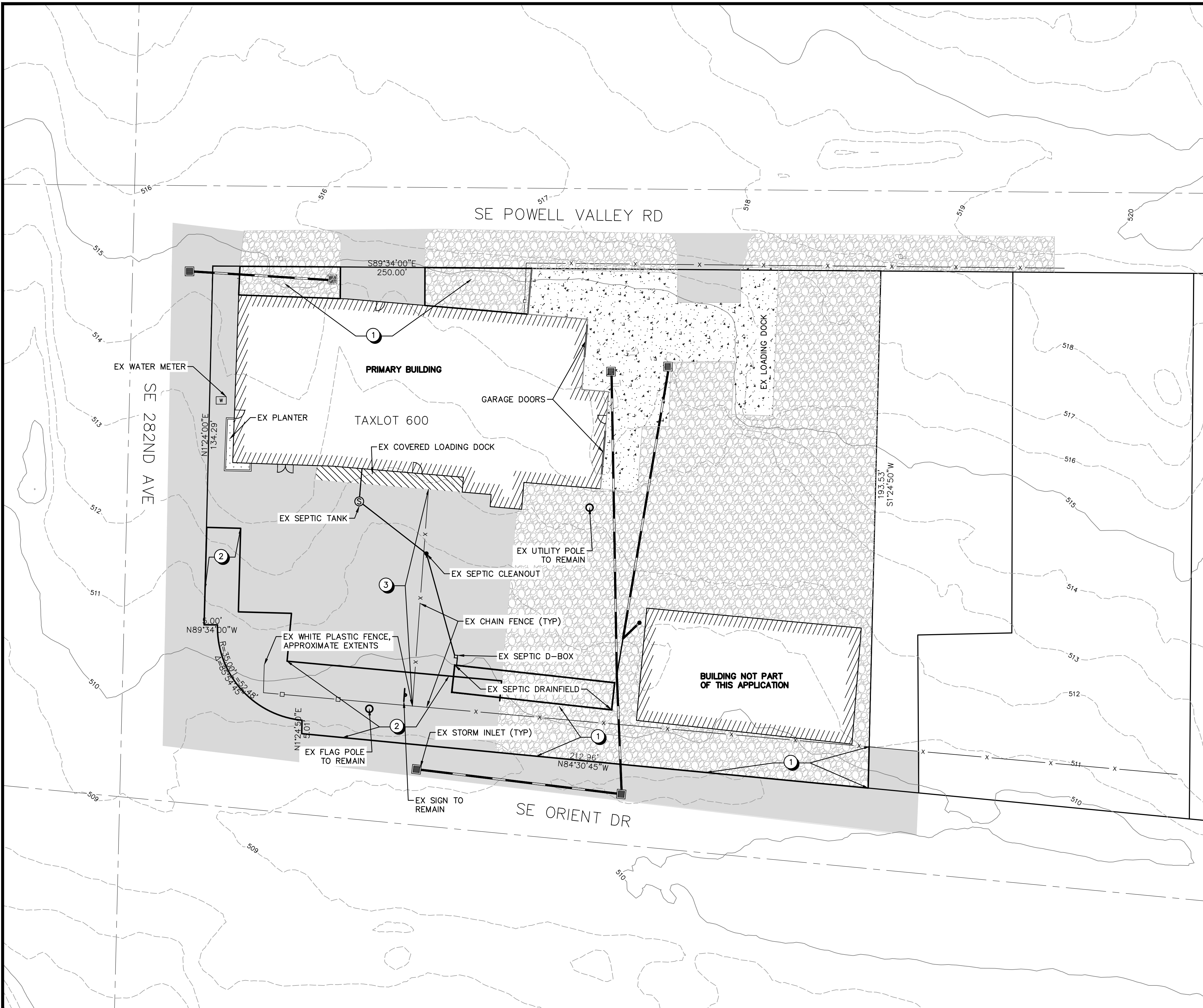


359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
 TROUTDALE, OREGON 97060  
 BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

SCOTT JOHNSON  
 6928 SE 282ND AVE  
 GRESHAM, OR 97055

COVER SHEET

1  
 3



**GENERAL NOTES**

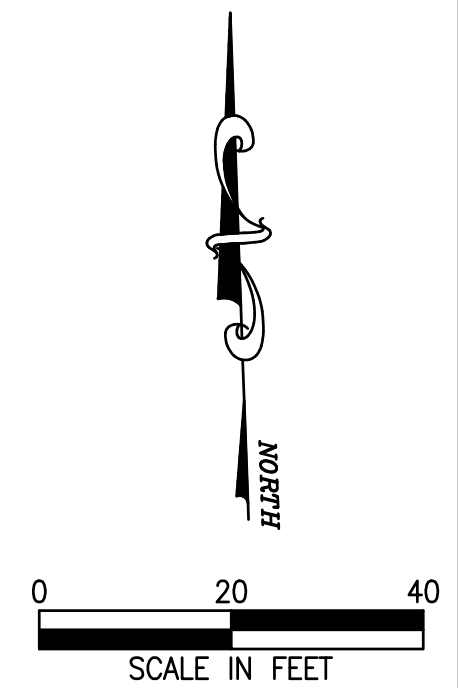
1. EXISTING CONDITION IS APPROXIMATE BASED ON AERIAL.
2. THIS IS NOT A BOUNDARY SURVEY. THE LOT LINES ARE APPROXIMATE AND BASED ON THE TAX MAP INFORMATION.

**KEY NOTES**

- ① REMOVE EXISTING GRAVEL WITHIN EXTENTS FOR LANDSCAPING.
- ② REMOVE EXISTING ASPHALT WITHIN EXTENTS FOR LANDSCAPING.
- ③ EXISTING CHAIN LINK FENCE TO REMAIN.

**LEGEND**

- AC PAVEMENT
- GRAVEL
- CONCRETE
- BUILDING PLANTER
- STORM LINE
- STORM INLET
- STORM CLEANOUT



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**FIRWOOD**  
DESIGN GROUP  
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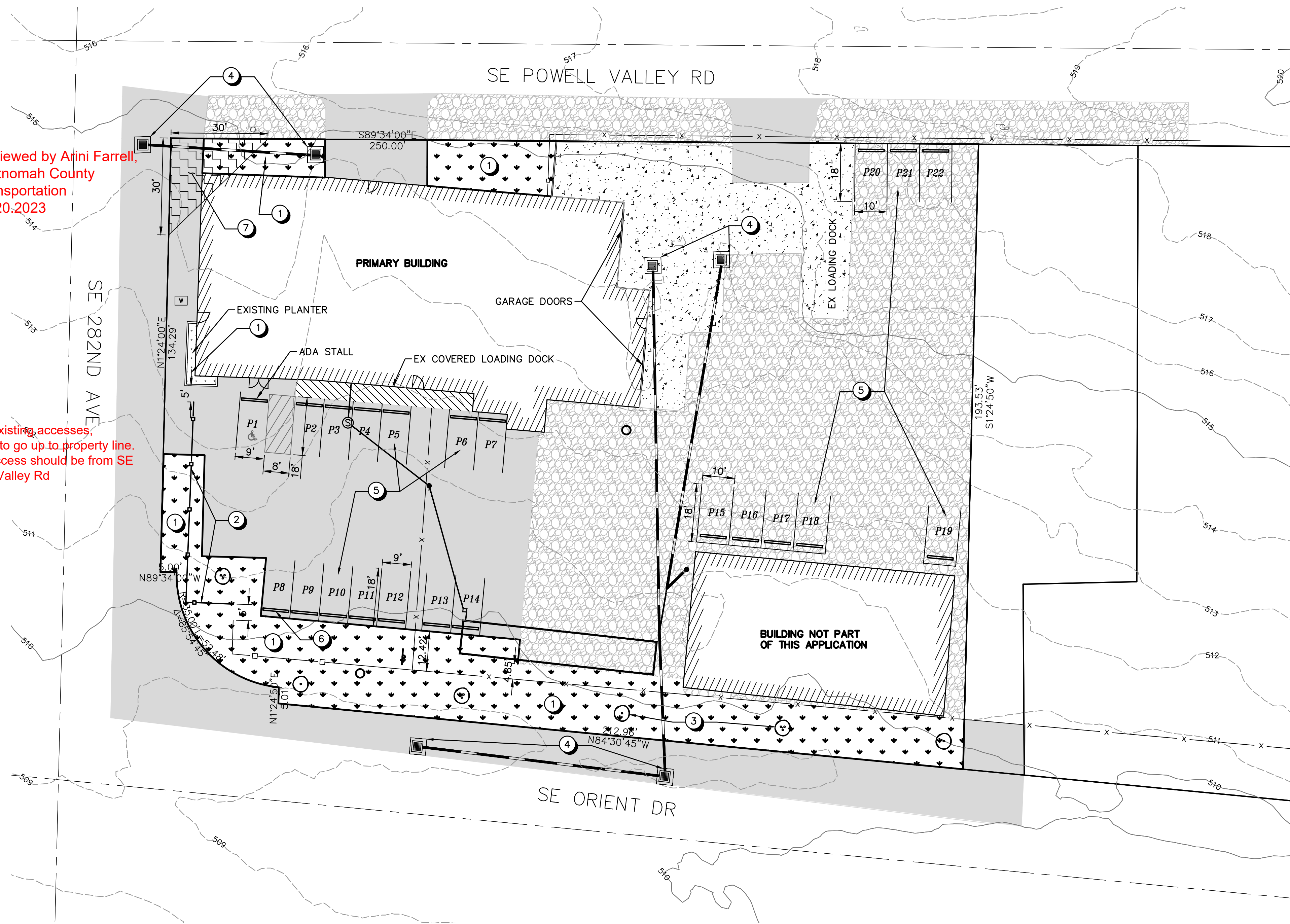
EXISTING CONDITIONS AND DEMO PLAN

2  
3



Reviewed by Arini Farrell,  
Multnomah County  
Transportation  
12.20.2023

Close existing accesses,  
fencing to go up to property line.  
Main Access should be from SE  
Powell Valley Rd



LANDSCAPE DENSITY		
LOT	45,040	SF
NEW LANDSCAPE	6,761	SF
NEW LANDSCAPE COVERAGE	15.01%	

STREET TREE			
ACER CIRCINATUM	VINE MAPLE	50 FT MAX	VARIES
CORYLUS CORNUTA	WESTERN HAZELNUT	50 FT MAX	VARIES
SHRUBS			
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 FT MAX	3.0 FT MAX
RIBES VISCOSSISSIMUM	STICKY CURRANT	5 FT MAX	3.0 FT MAX
RUBUS PARVIFLORUS	THIMBLEBERRY	5 FT MAX	3.0 FT MAX

**GENERAL NOTES**

- EXISTING UTILITY LOCATIONS APPROXIMATE BASED ON AERIAL.
- INSTALL WHITE PLASTIC FENCE (MATCH EX STYLE). COORDINATE WITH PROPERTY OWNER ON GATE LOCATION.
- INSTALL STREET TREES PER LIST THIS SHEET (TYP).
- INSTALL INLET PROTECTION IN CONSTRUCTION AREAS PER DETAILS THIS SHEET.
- PARKING STALL (TYP).
- 8' WHEEL STOP (TYP).
- CLEAR VISION TRIANGLE.

**KEY NOTES**

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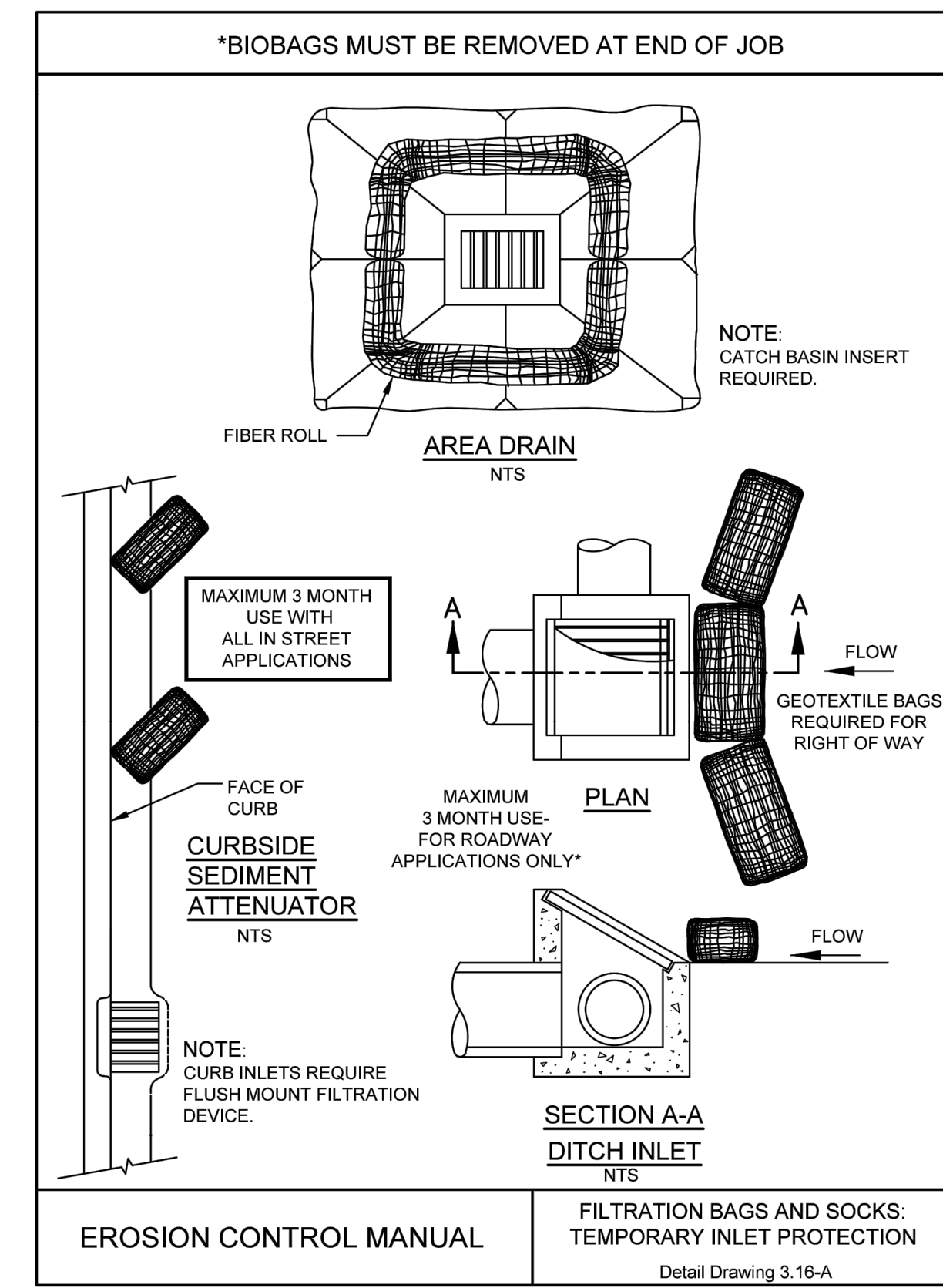
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SITE PLAN

3

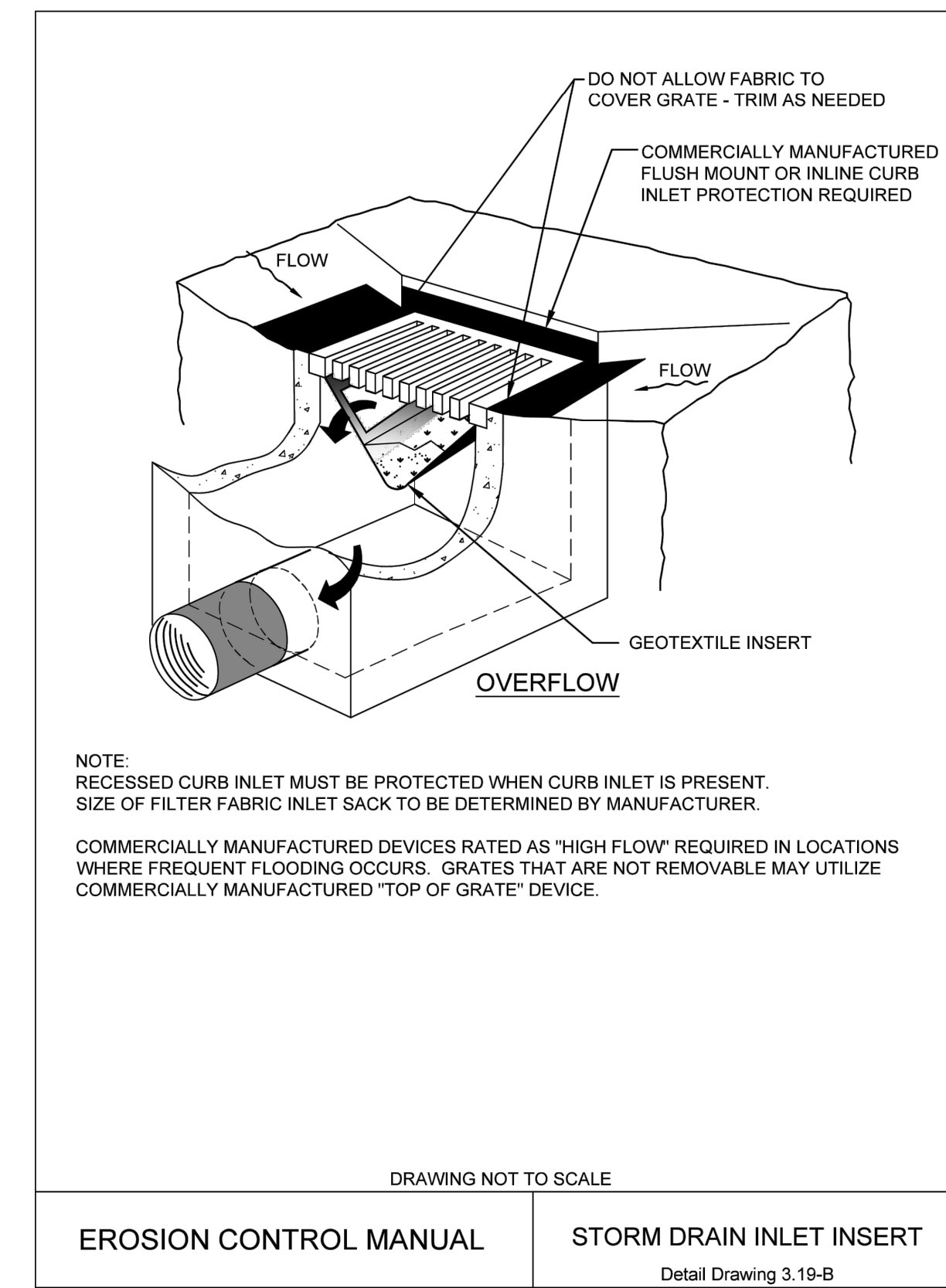
3



EROSION CONTROL MANUAL

FILTRATION BAGS AND SOCKS:  
TEMPORARY INLET PROTECTION

FILE DRAFT\INSPECTORS GRAPHICS DRAWING PLOT 1-1



EROSION CONTROL MANUAL

STORM DRAIN INLET INSERT

FILE DRAFT\INSPECTORS GRAPHICS DRAWING PLOT 1-1

DRAWING NOT TO SCALE

Detail Drawing 3.19-B

EXPIRES: 06/30/25  
SIGNATURE DATE: 10/09/23

