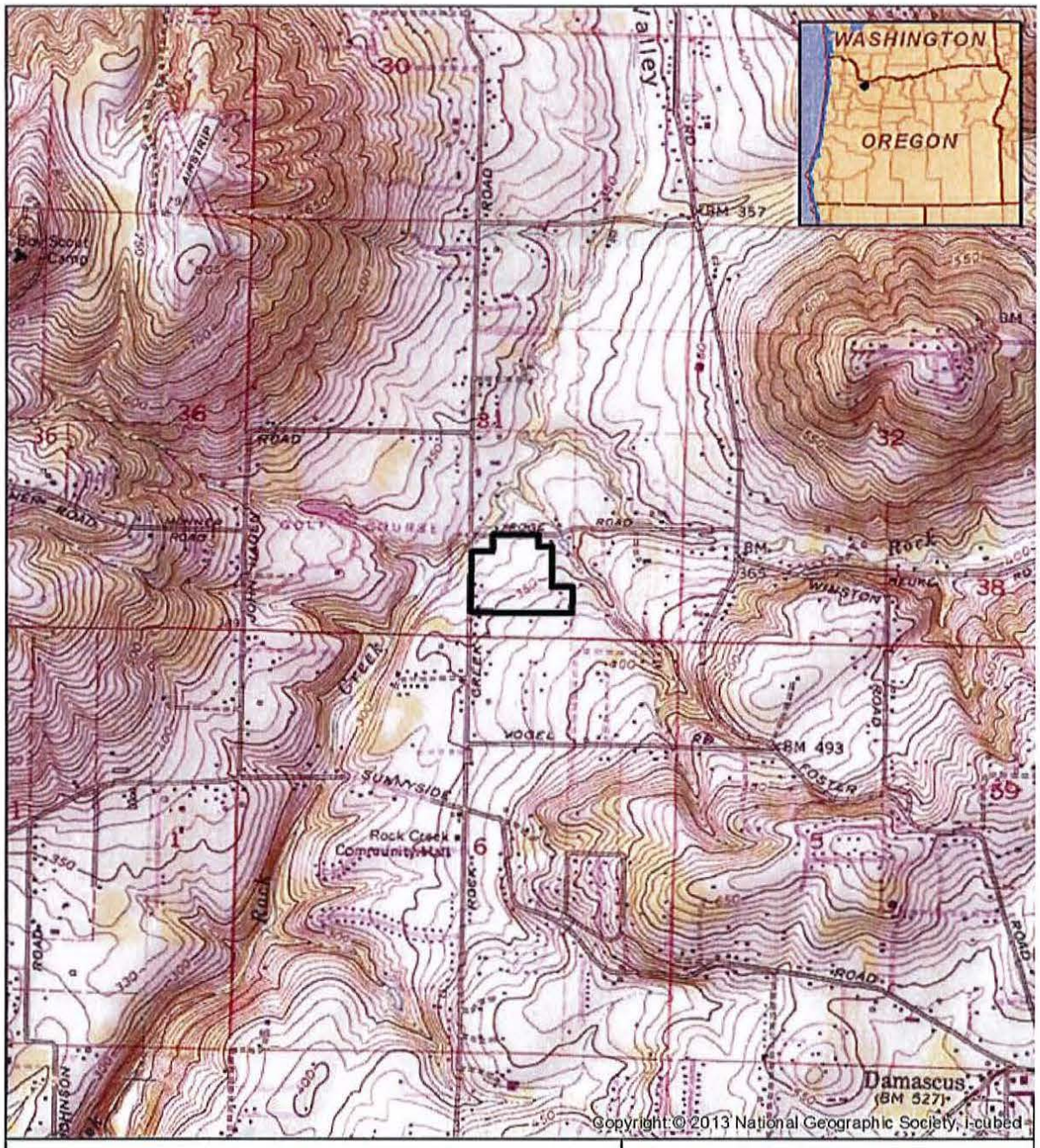

Legend

Project Area

0 1,000 2,000 Feet

0 250 500 Meters

Source: USGS 7.5' topographic quadrangle: Damascus, OR (1977).

Rock Creek Meadows
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Happy Valley, Clackamas County, Oregon

SWCA
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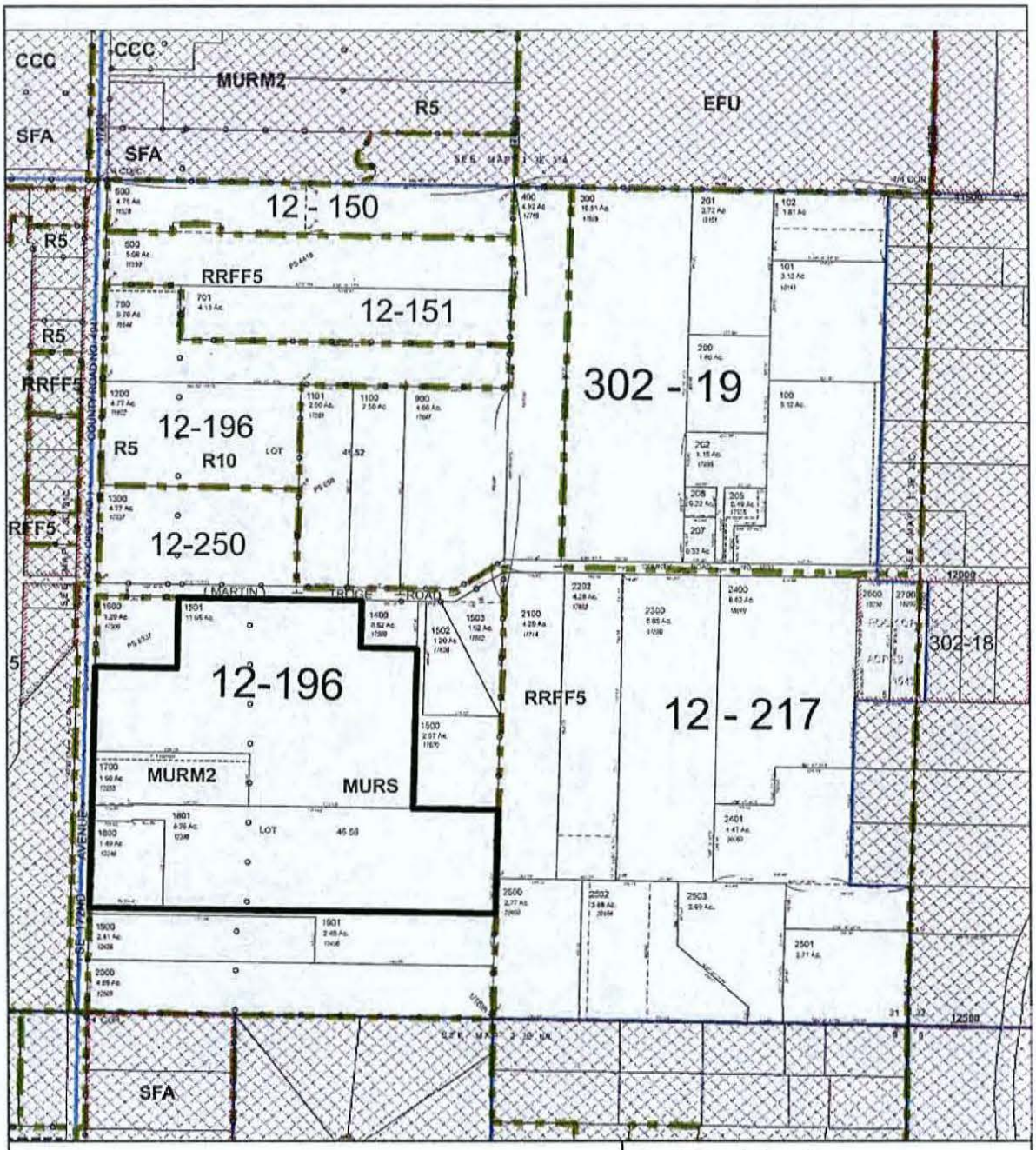
1220 SW Morrison, Suite 700
Portland, OR 97205-2235
www.swca.com
503.224.0333

Project: 27376

January 29, 2014

Figure 1 Site Location Map



Legend

Project Area

0 250 500 Feet

0 50 100 Meters

Source: Tax lot map acquired from www.ormap.com, Clackamas County 1S 3E Section 31D.

Rock Creek Meadows
Wetland Permit Application
Happy Valley, Clackamas County, Oregon

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www.swca.com
503.224.0333

Project: 27376

January 29, 2014

Figure 2 Tax lot map

Legend

Project Area

0 150 300 Feet

0 50 100 Meters

Rock Creek Meadows
Wetland Permit Application
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Project: 27376

January 29, 2014

Figure 3 Recent Aerial Photo

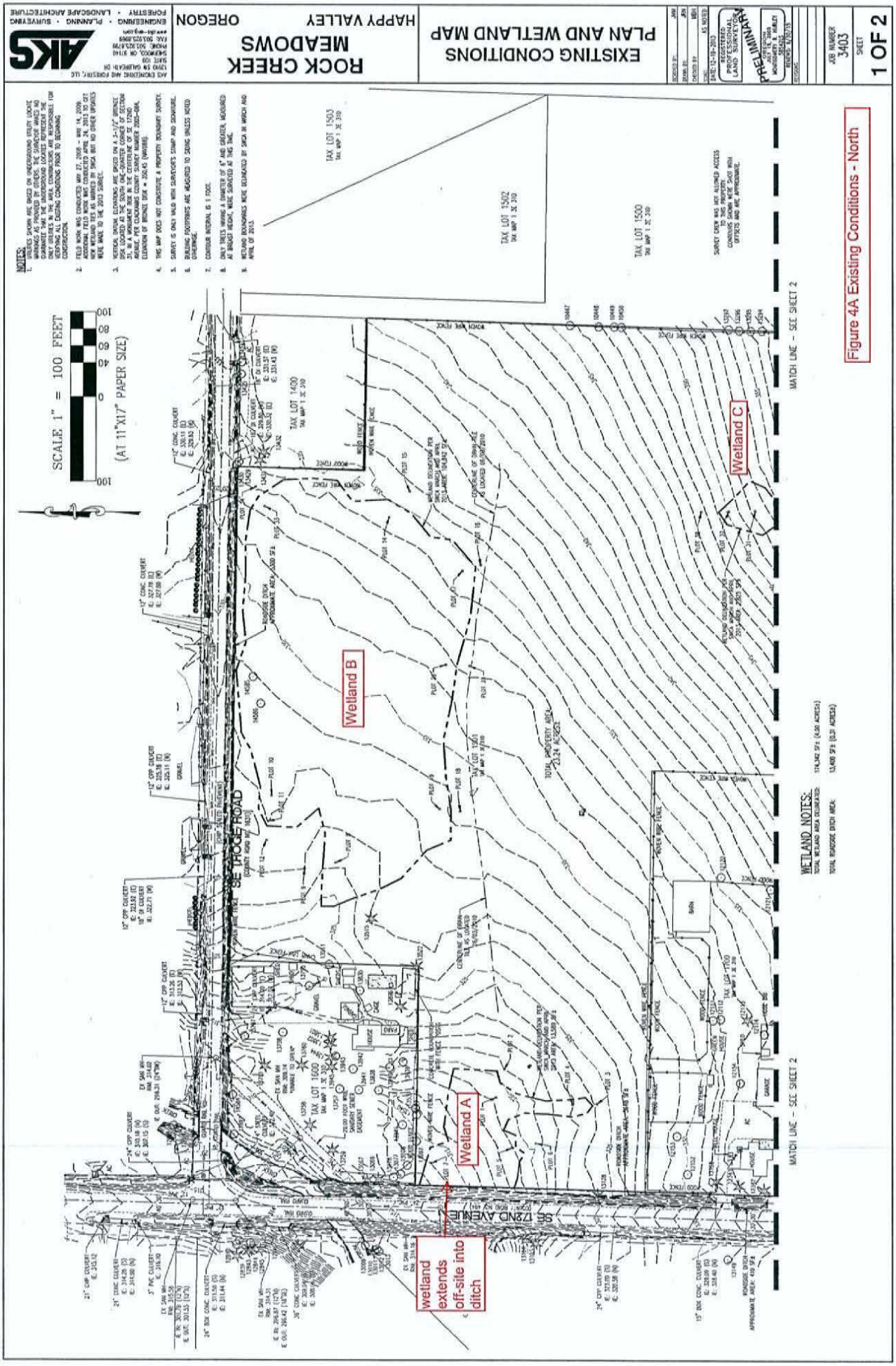
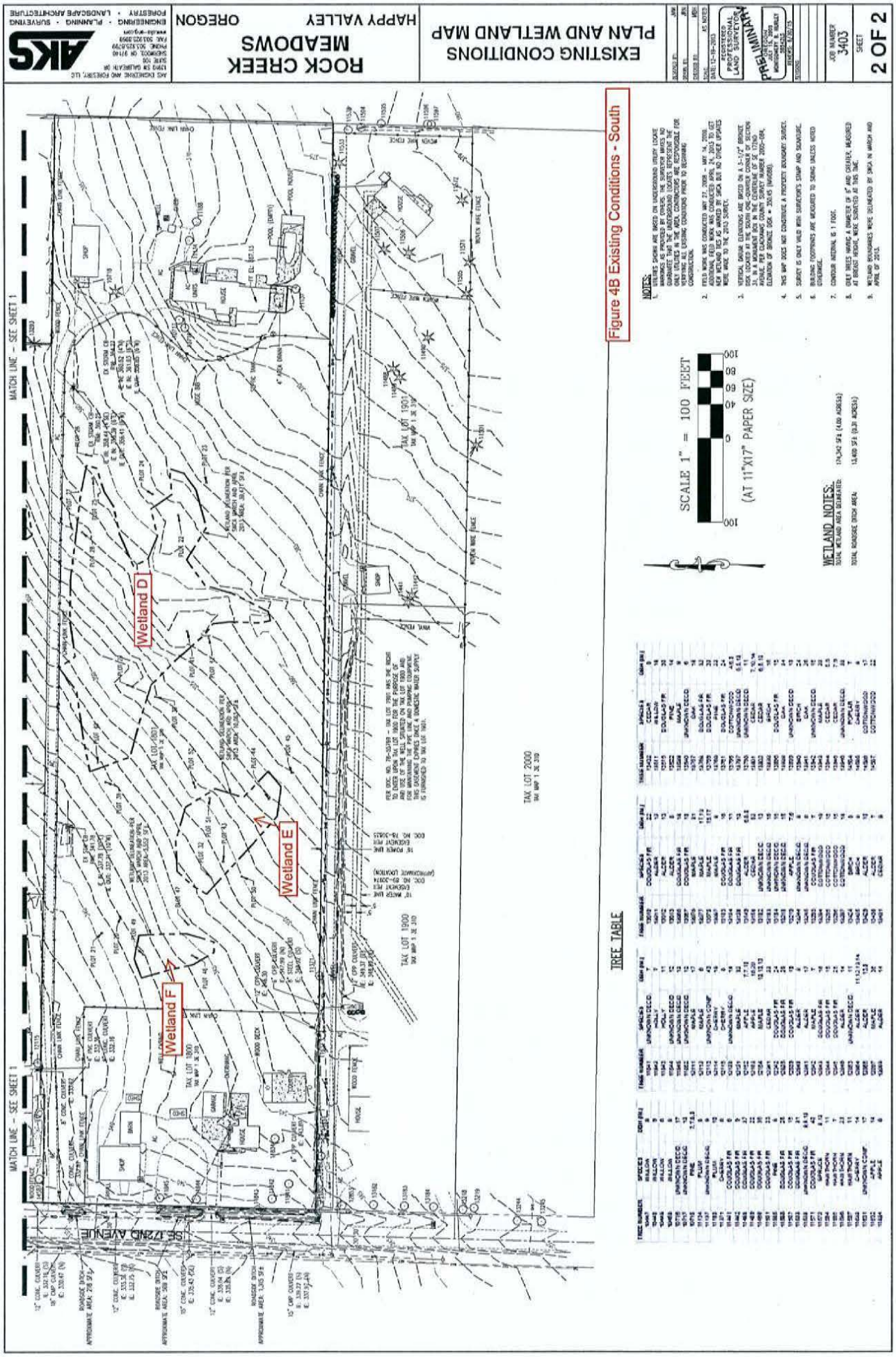
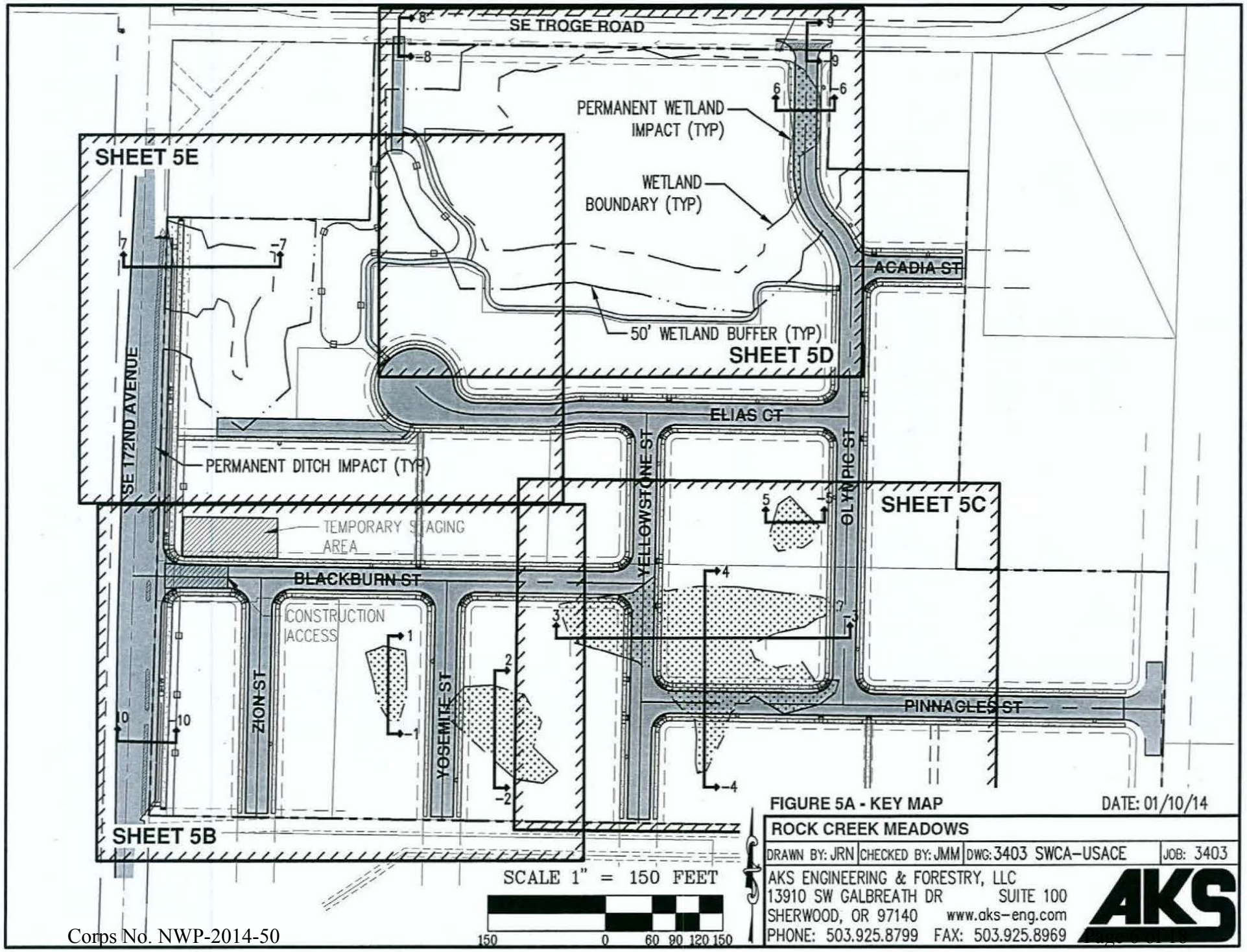


Figure 4A Existing Conditions - North


ROCK CREEK MEADOWS
HAPPY VALLEY OREGON
EXISTING CONDITIONS PLAN AND WETLAND MAP
AKS ENGINEERING AND FORESTRY, LLC
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE
2 OF 2
Figure 4B Existing Conditions - South
Wetland D
Wetland E
Wetland F
MATCH LINE - SEE SHEET 1
SE 172ND AVENUE
TAX LOT 2000
TAX LOT 1900
TREE TABLE
SCALE 1" = 100 FEET
(AT 11"X17" PAPER SIZE)
WETLAND NOTES:
NOTES:


SE TROGE ROAD
PERMANENT WETLAND IMPACT (TYP)
WETLAND BOUNDARY (TYP)
50' WETLAND BUFFER (TYP)
SHEET 5E
SHEET 5D
SHEET 5C
SHEET 5B
ACADIA ST
ELIAS CT
SE 172ND AVENUE
PERMANENT DITCH IMPACT (TYP)
YELLOWSTONE ST
OLYMPIC ST
TEMPORARY STAGING AREA
BLACKBURN ST
CONSTRUCTION ACCESS
ZION ST
YOSEMITE ST
PINNACLES ST
SCALE 1" = 150 FEET
150 0 60 90 120 150
FIGURE 5A - KEY MAP
DATE: 01/10/14
ROCK CREEK MEADOWS
DRAWN BY: JRN
CHECKED BY: JMM
DWG: 3403 SWCA-USACE
JOB: 3403
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13910 SW GALBREATH DR SUITE 100
SHERWOOD, OR 97140 www.aks-eng.com
PHONE: 503.925.8799 FAX: 503.925.8969
AKS

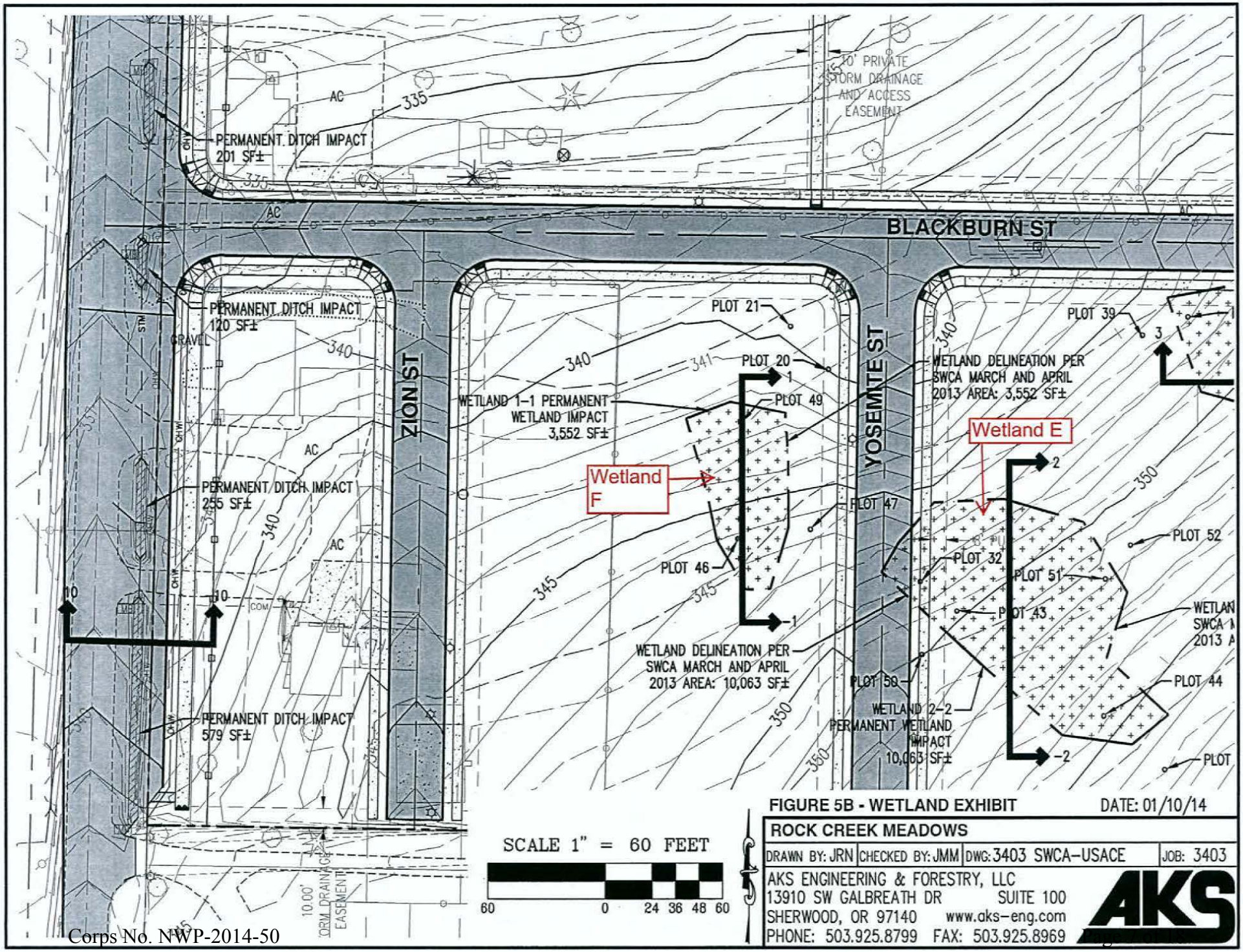

FIGURE 5B - WETLAND EXHIBIT DATE: 01/10/14

ROCK CREEK MEADOWS

DRAWN BY: JRN | CHECKED BY: JMM | DWG: 3403 SWCA-USACE | JOB: 3403

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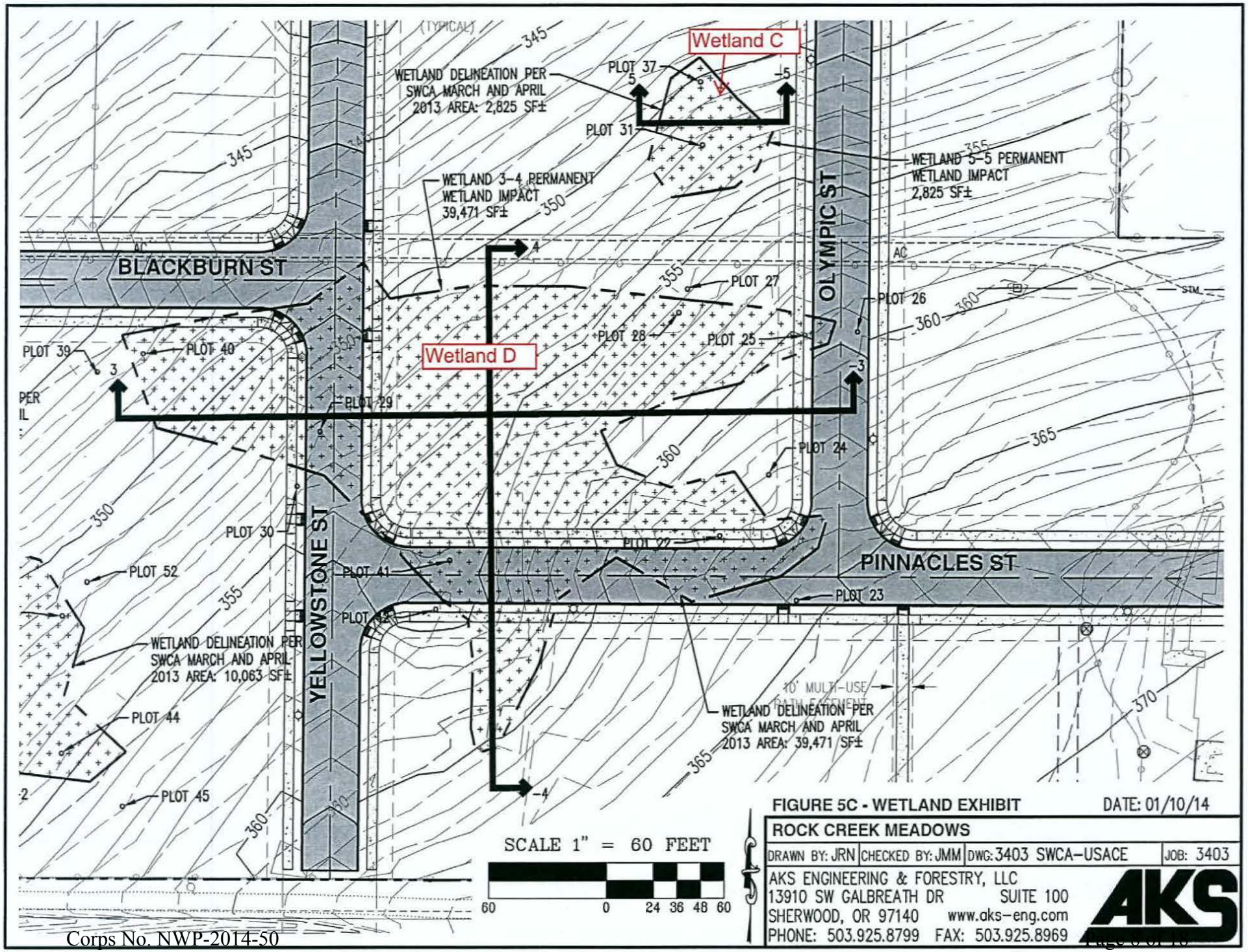
Wetland C
Wetland D
WETLAND DELINEATION PER SWCA MARCH AND APRIL 2013 AREA: 2,825 SF±
WETLAND 3-4 PERMANENT WETLAND IMPACT 39,471 SF±
WETLAND 5-5 PERMANENT WETLAND IMPACT 2,825 SF±
WETLAND DELINEATION PER SWCA MARCH AND APRIL 2013 AREA: 10,063 SF±
WETLAND DELINEATION PER SWCA MARCH AND APRIL 2013 AREA: 39,471 SF±
BLACKBURN ST
YELLOWSTONE ST
OLYMPIC ST
PINNACLES ST
10' MULTI-USE PATH EASEMENT
PLOT 37
PLOT 31
PLOT 27
PLOT 26
PLOT 28
PLOT 25
PLOT 39
PLOT 40
PLOT 29
PLOT 24
PLOT 30
PLOT 22
PLOT 41
PLOT 23
PLOT 52
PLOT 44
PLOT 45
SCALE 1" = 60 FEET
60 0 24 36 48 60
FIGURE 5C - WETLAND EXHIBIT
DATE: 01/10/14
ROCK CREEK MEADOWS
DRAWN BY: JRN
CHECKED BY: JMM
DWG: 3403 SWCA-USACE
JOB: 3403
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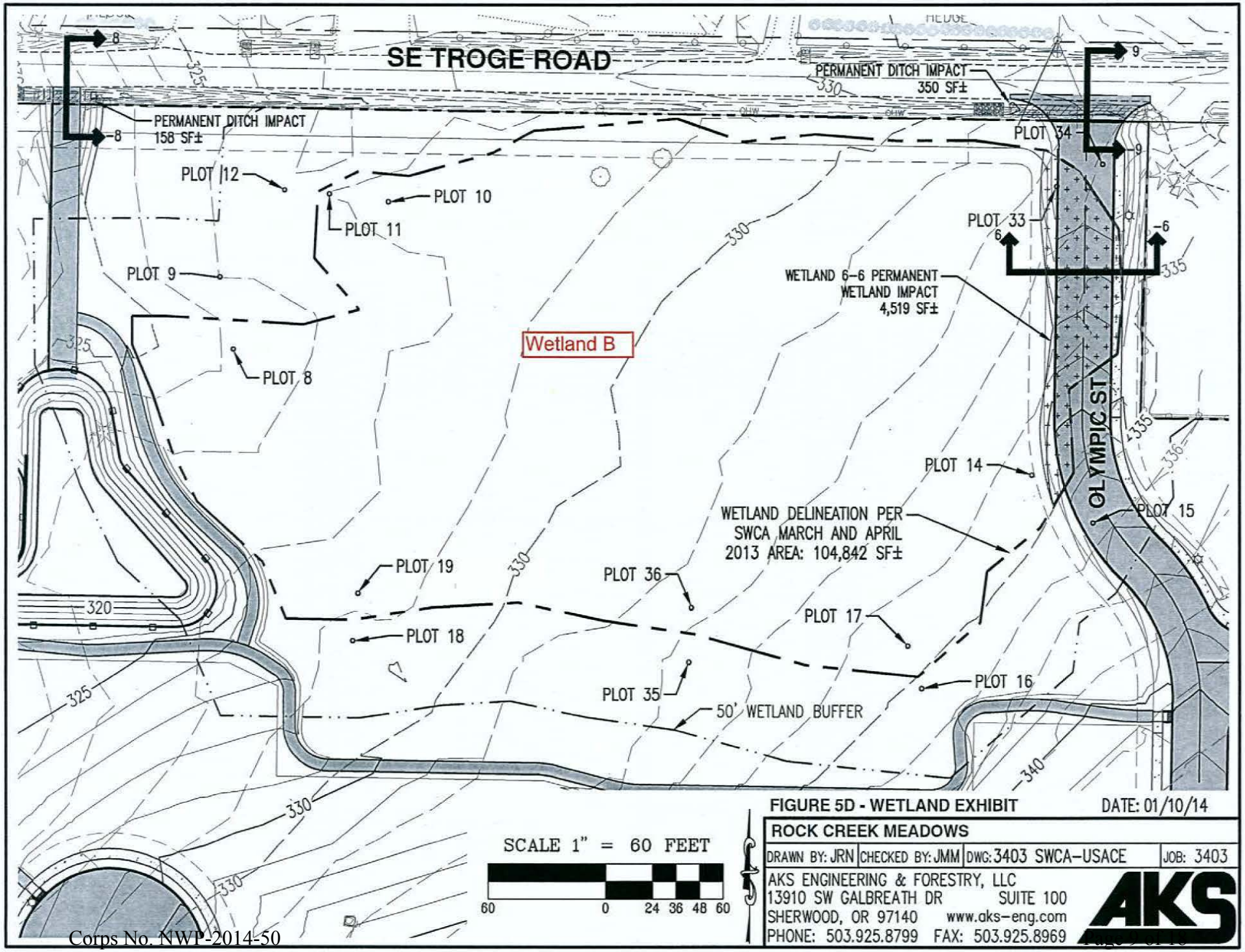

FIGURE 5D - WETLAND EXHIBIT

DATE: 01/10/14

ROCK CREEK MEADOWS

DRAWN BY: JRN	CHECKED BY: JMM	DWG: 3403 SWCA-USACE	JOB: 3403

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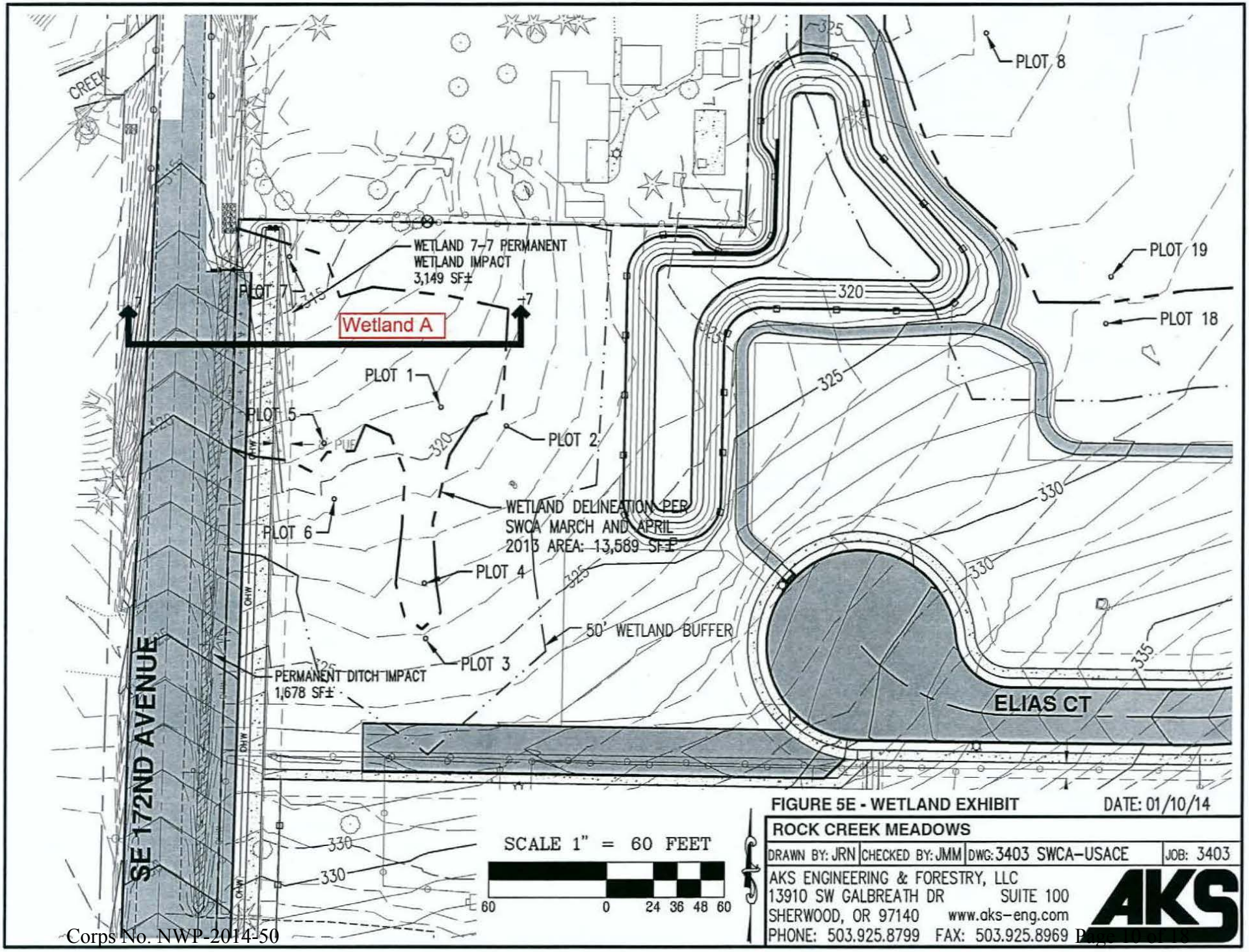
CREEK
PLOT 8
PLOT 19
PLOT 18
WETLAND 7-7 PERMANENT
WETLAND IMPACT
3,149 SF±
PLOT 7
Wetland A
PLOT 1
PLOT 5
PLOT 2
PLOT 6
WETLAND DELINEATION PER
SWCA MARCH AND APRIL
2013 AREA: 13,589 SF±
PLOT 4
50' WETLAND BUFFER
PLOT 3
PERMANENT DITCH IMPACT
1,678 SF±
SE 172ND AVENUE
ELIAS CT
SCALE 1" = 60 FEET
60 0 24 36 48 60
FIGURE 5E - WETLAND EXHIBIT
DATE: 01/10/14
ROCK CREEK MEADOWS
DRAWN BY: JRN
CHECKED BY: JMM
DWG: 3403 SWCA-USACE
JOB: 3403
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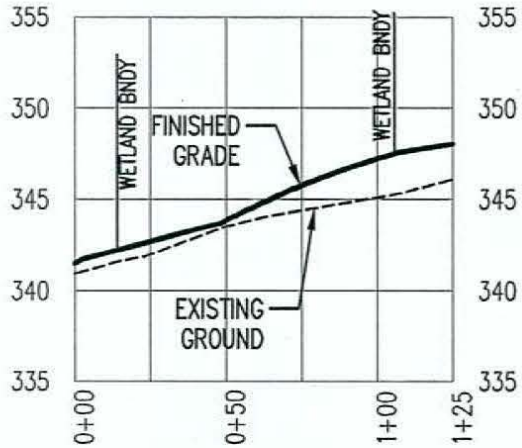
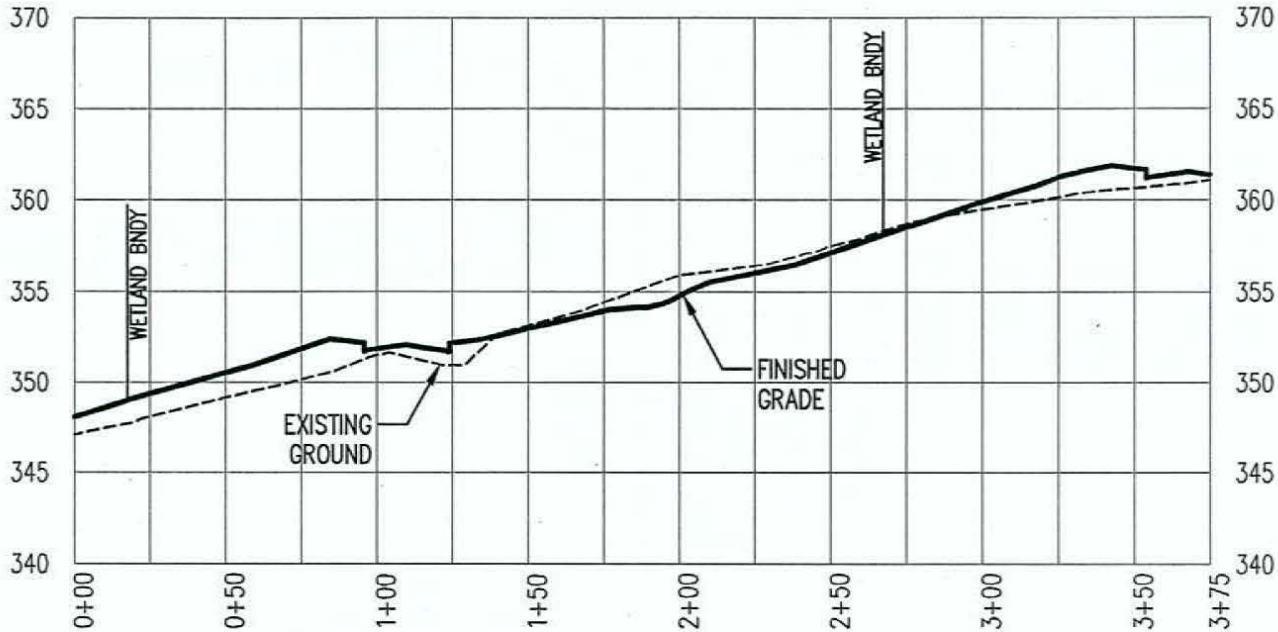
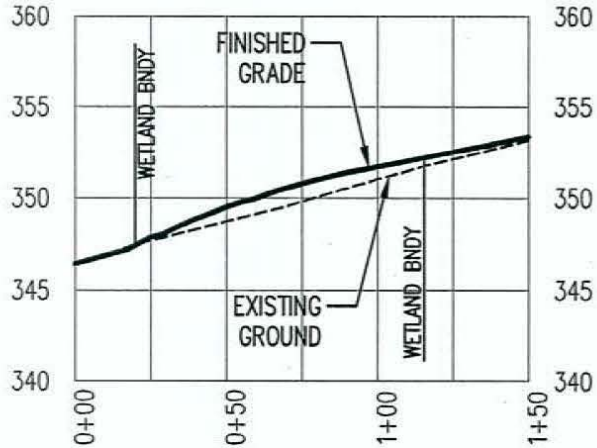


CROSS SECTION 1-1
HOR: 1"= 60'
VERT: 1"= 10'



CROSS SECTION 3-3
HOR: 1"= 60'
VERT: 1"= 10'



CROSS SECTION 2-2
HOR: 1"= 60'
VERT: 1"= 10'

WETLAND VOLUMES

WETLAND 1-1 CUT: 0.00 CY FILL: 116.83 CY	WETLAND 5-5 CUT: 9.48 CY FILL: 12.64 CY
WETLAND 2-2 CUT: 8.89 CY FILL: 264.30 CY	WETLAND 6-6 CUT: 200.46 CY FILL: 37.87 CY
WETLAND 3-4 CUT: 947.93 CY FILL: 604.19 CY	WETLAND 7-7 CUT: 0.00 CY FILL: 219.61 CY

PERMANENT WETLAND IMPACT AREAS

WETLAND 1-1 3,552 SF±	WETLAND 3-4 39,471 SF±	WETLAND 6-6 4,519 SF±
WETLAND 2-2 10,063 SF±	WETLAND 5-5 2,825 SF±	WETLAND 7-7 3,149 SF±

FIGURE 5F - WETLAND EXHIBIT DATE: 01/10/14

ROCK CREEK MEADOWS

DRAWN BY: JRN | CHECKED BY: JMM | DWG: 3403 SWCA-USACE | JOB: 3403

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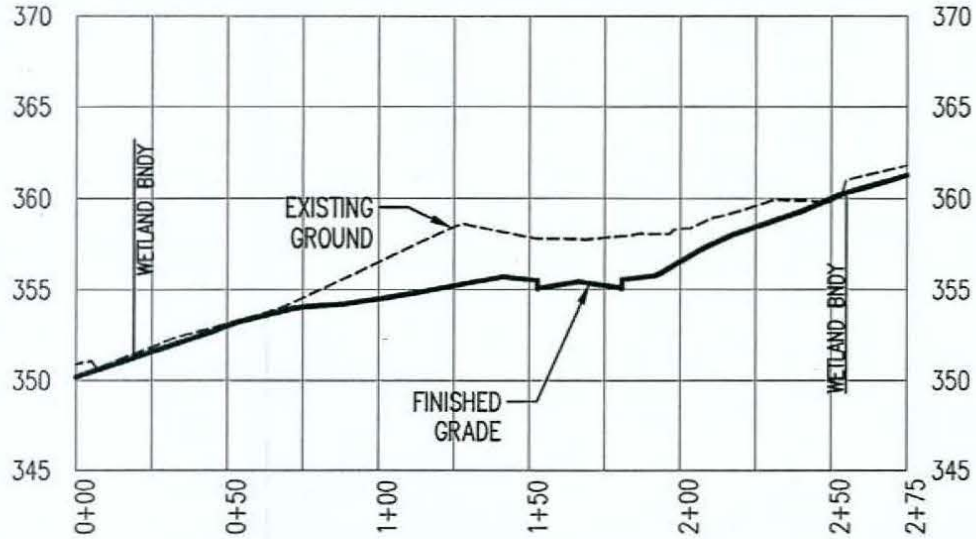
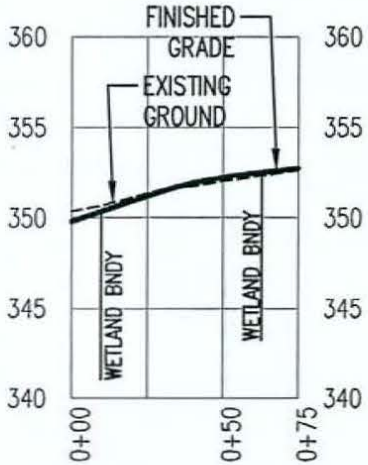
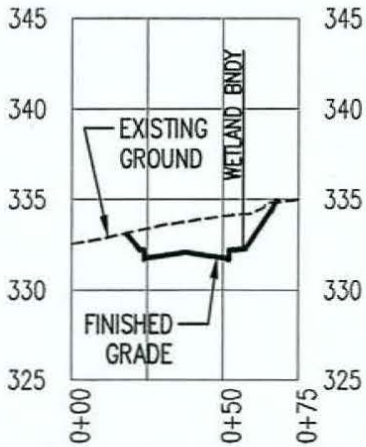


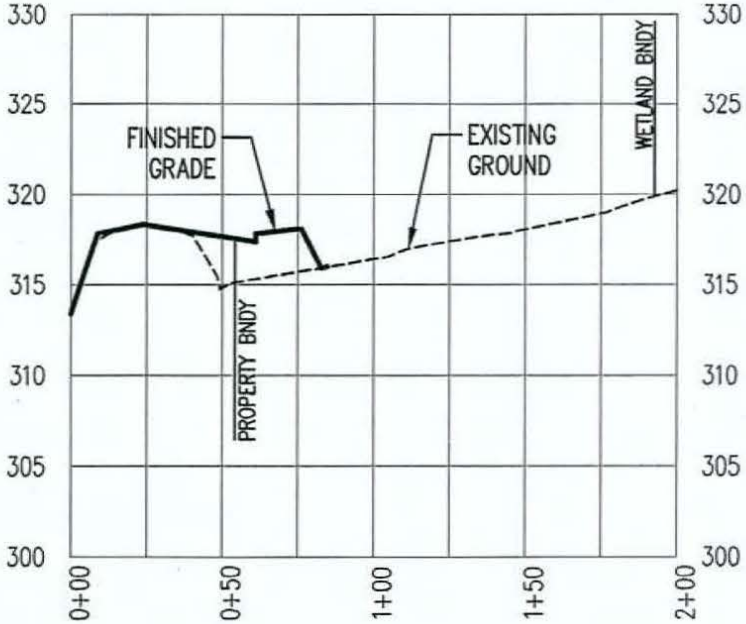
CROSS SECTION 4-4
HOR: 1"= 60'
VERT: 1"= 10'



CROSS SECTION 5-5
HOR: 1"= 60'
VERT: 1"= 10'



CROSS SECTION 6-6
HOR: 1"= 60'
VERT: 1"= 10'



CROSS SECTION 7-7
HOR: 1"= 60'
VERT: 1"= 10'

FIGURE 5G - WETLAND EXHIBIT DATE: 01/10/14

ROCK CREEK MEADOWS

DRAWN BY: JRN	CHECKED BY: JMM	DWG: 3403 SWCA-USACE	JOB: 3403

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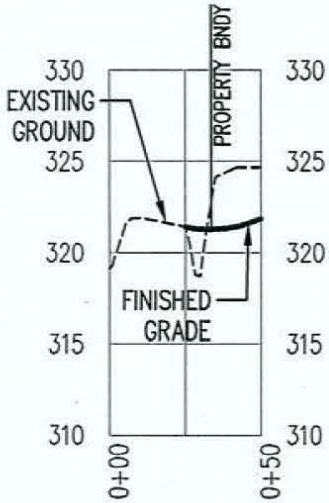
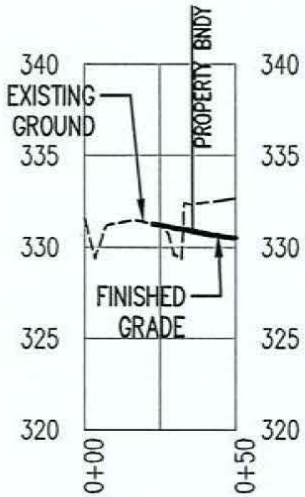
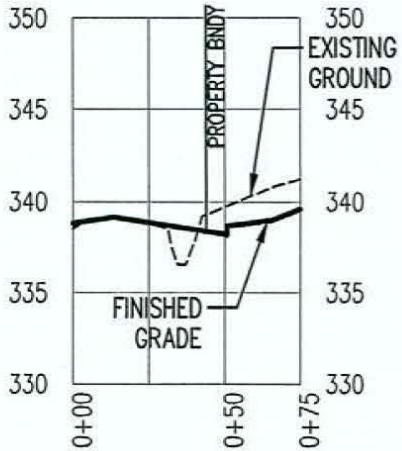


CROSS SECTION 8–8
HOR: 1"= 60'
VERT: 1"= 10'



CROSS SECTION 9–9
HOR: 1"= 60'
VERT: 1"= 10'



CROSS SECTION 10–10
HOR: 1"= 60'
VERT: 1"= 10'

PERMANENT DITCH IMPACT VOLUMES

SE 172ND AVENUE DITCH:
FILL: 105 CY±
CUT: 0 CY

SE TROGE ROAD DITCH:
FILL: 18 CY±
CUT: 0 CY

PERMANENT DITCH IMPACT AREAS

SE 172ND AVENUE DITCH: 2,833 SF±

SE TROGE ROAD DITCH: 508 SF±

FIGURE 5H - WETLAND EXHIBIT DATE: 01/10/14

ROCK CREEK MEADOWS

DRAWN BY: JRN	CHECKED BY: JMM	DWG: 3403 SWCA–USACE	JOB: 3403

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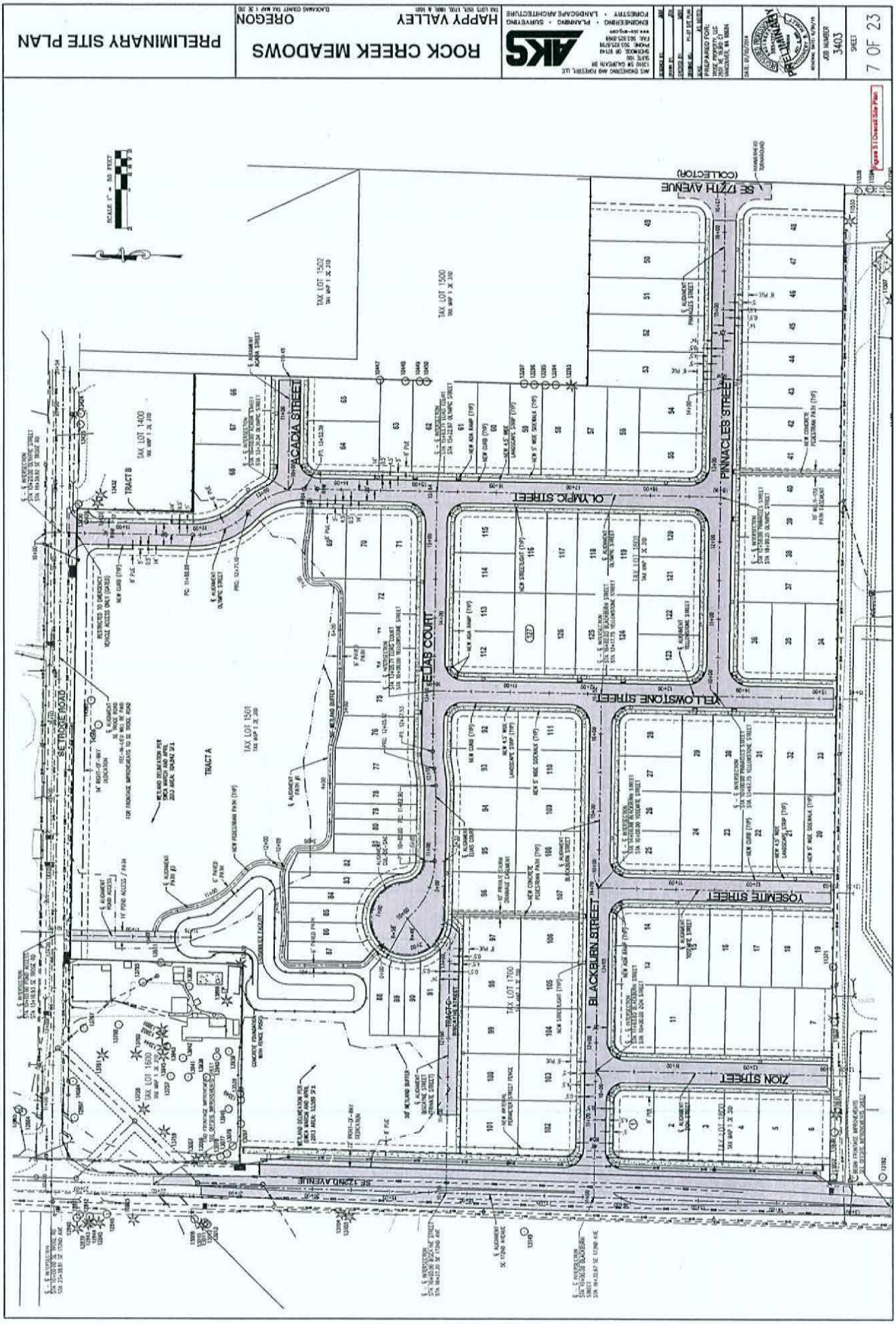
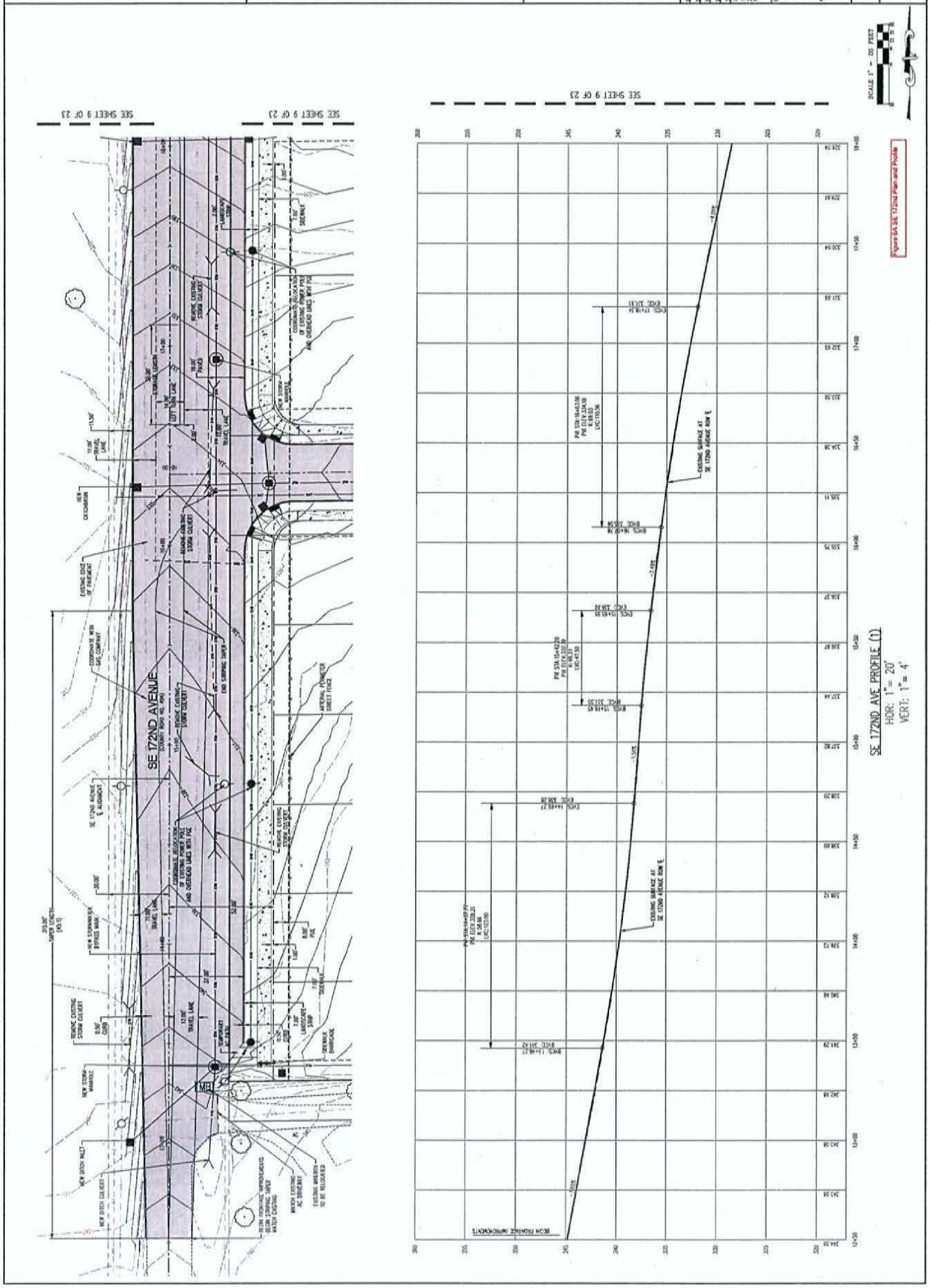
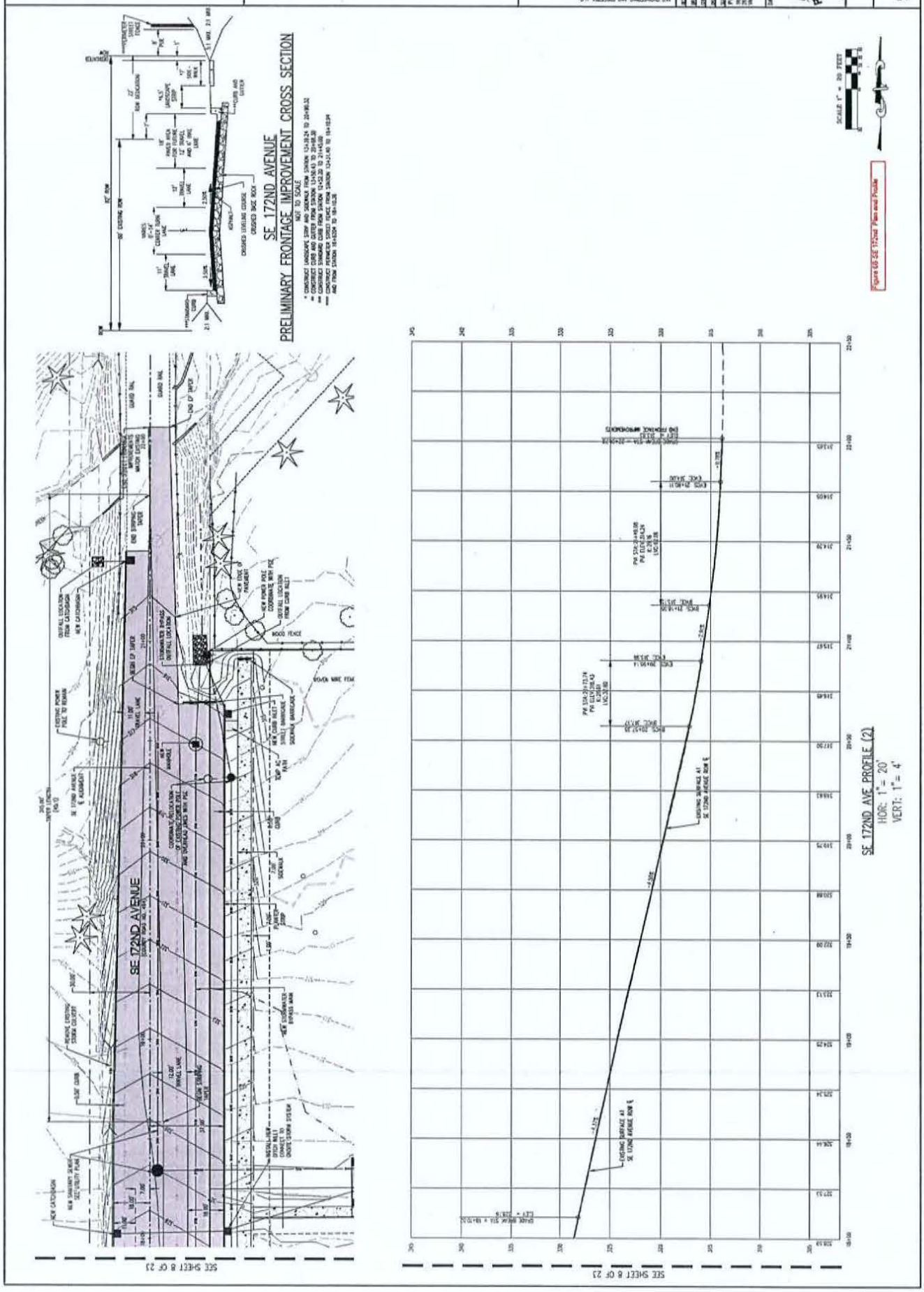

PRELIMINARY SITE PLAN
ROCK CREEK MEADOWS
HAPPY VALLEY
OREGON
AKS
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE
JOB NUMBER
3403
SHEET
7 OF 23
SE 172TH AVENUE
(COLLECTOR)
ACADIA STREET
PINNACLES STREET
OLYMPIC STREET
ELIAS COURT
YELLOWSTONE STREET
YOSEMITE STREET
BLACKBURN STREET
ZION STREET
SE 172ND AVENUE
SE TROGE ROAD
TAX LOT 1400
TAX LOT 1500
TAX LOT 1502
TAX LOT 1501
TAX LOT 1600
TAX LOT 1700
TRACT A
TRACT B


PRELIMINARY OFFSITE IMPROVEMENTS PLAN
ROCK CREEK MEADOWS
HAPPY VALLEY
OREGON
AKS
SE 172ND AVENUE
SE 172ND AVE PROFILE (1)
HOR: 1" = 20'
VERT: 1" = 4'
SCALE 1" = 20 FEET
JOB NUMBER
3403
SHEET
8 OF 23
SEE SHEET 9 OF 23


PRELIMINARY OFFSITE IMPROVEMENTS PLAN
ROCK CREEK MEADOWS
HAPPY VALLEY
OREGON
AKS
SE 172ND AVENUE
PRELIMINARY FRONTAGE IMPROVEMENT CROSS SECTION
NOT TO SCALE
SE 172ND AVE PROFILE (2)
HOR: 1" = 20'
VERT: 1" = 4'
SCALE 1" = 20 FEET
JOB NUMBER
3403
SHEET
9 OF 23
SEE SHEET 8 OF 23

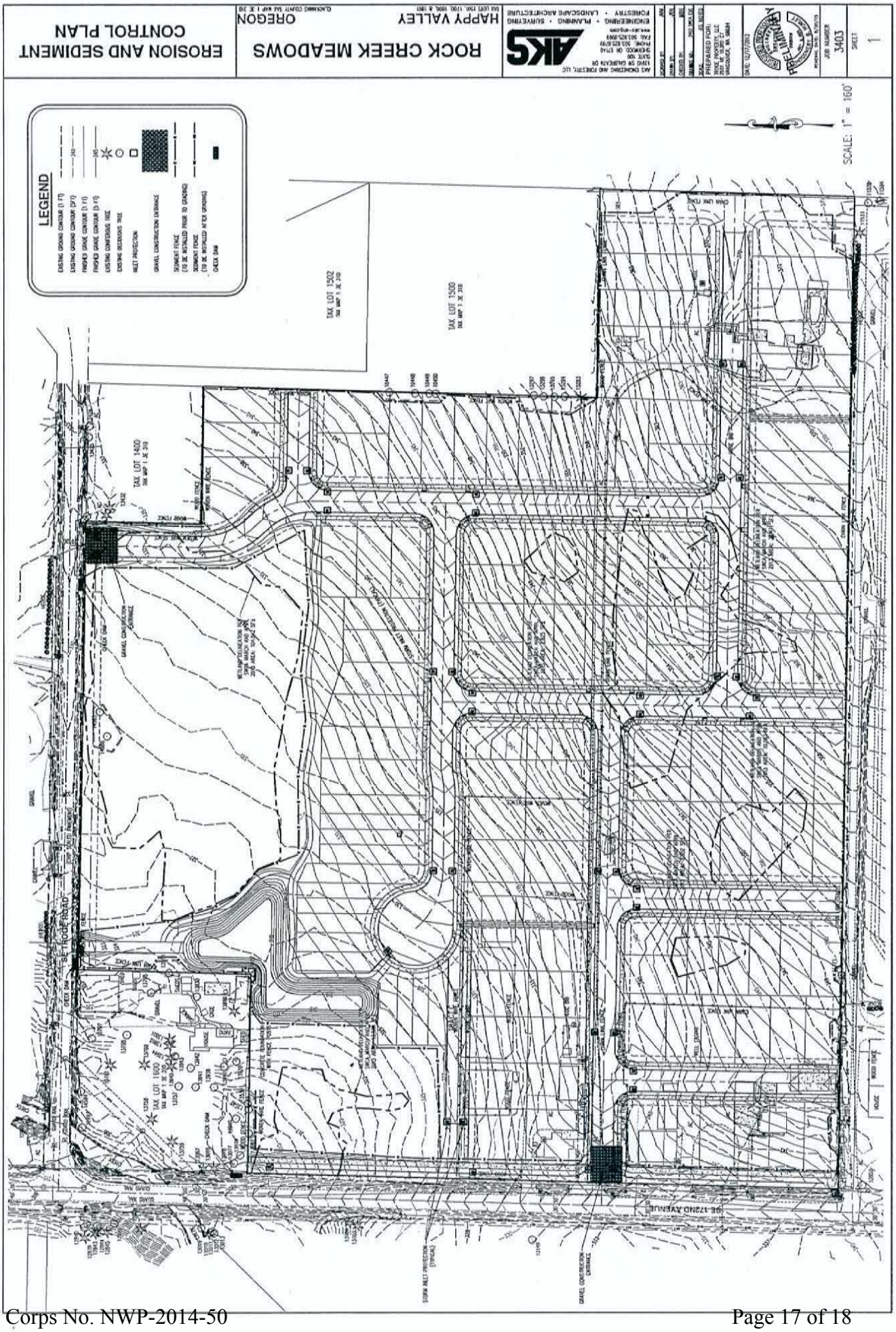


Figure 7 ESC Plan

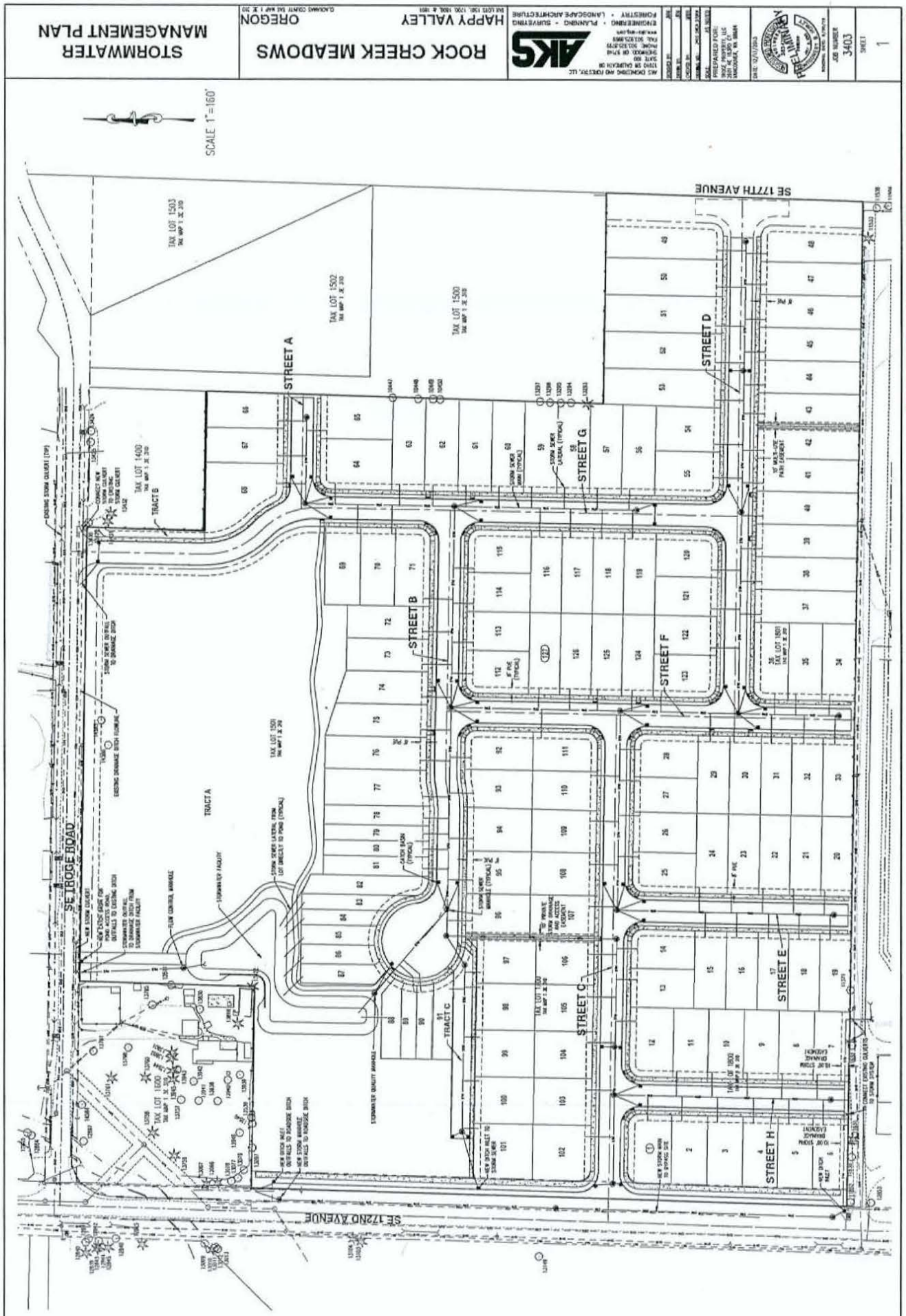


Figure 8 Stormwater Management Plan