

RIVER TERRACE TOWN CENTER

TL 3300 AND TL 3301, TOWNSHIP 2 SOUTH, RANGE 1

WEST, SEC. 6 W.M.

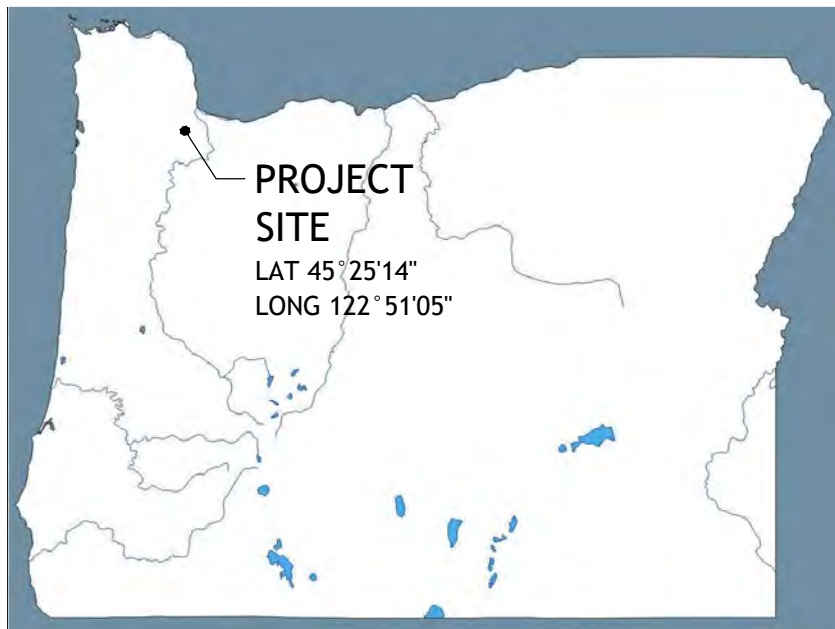
WASHINGTON COUNTY, OREGON



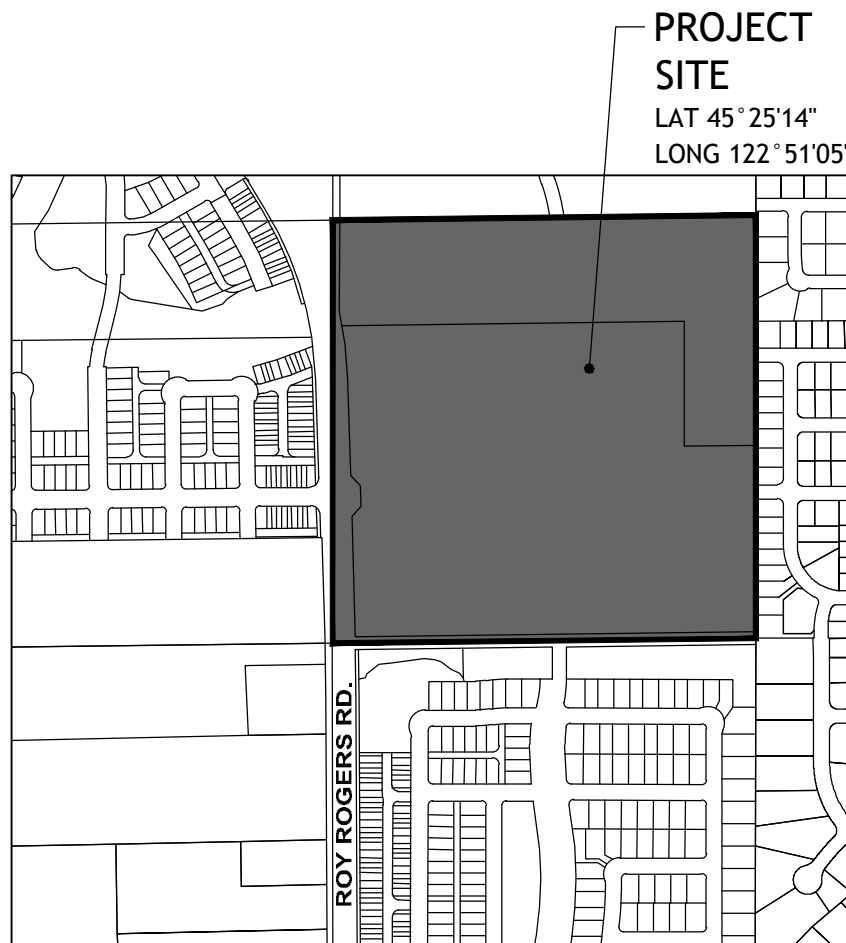
DATE: 11/18/2021

REVISIONS

NO.	DATE	DESCRIPTION



STATE VICINITY MAP



VICINITY MAP



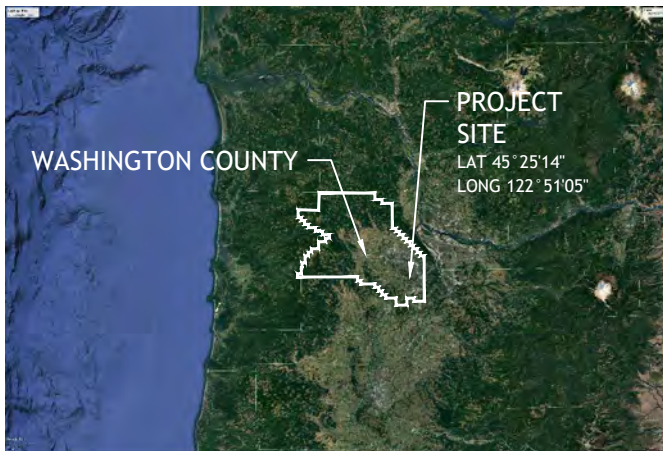
RIVER
TERRACE
TOWN CENTER

VICINITY
MAPS

PROJECT NO.: 148-005
TYPE: PLANNING
REVIEWED BY: PRE

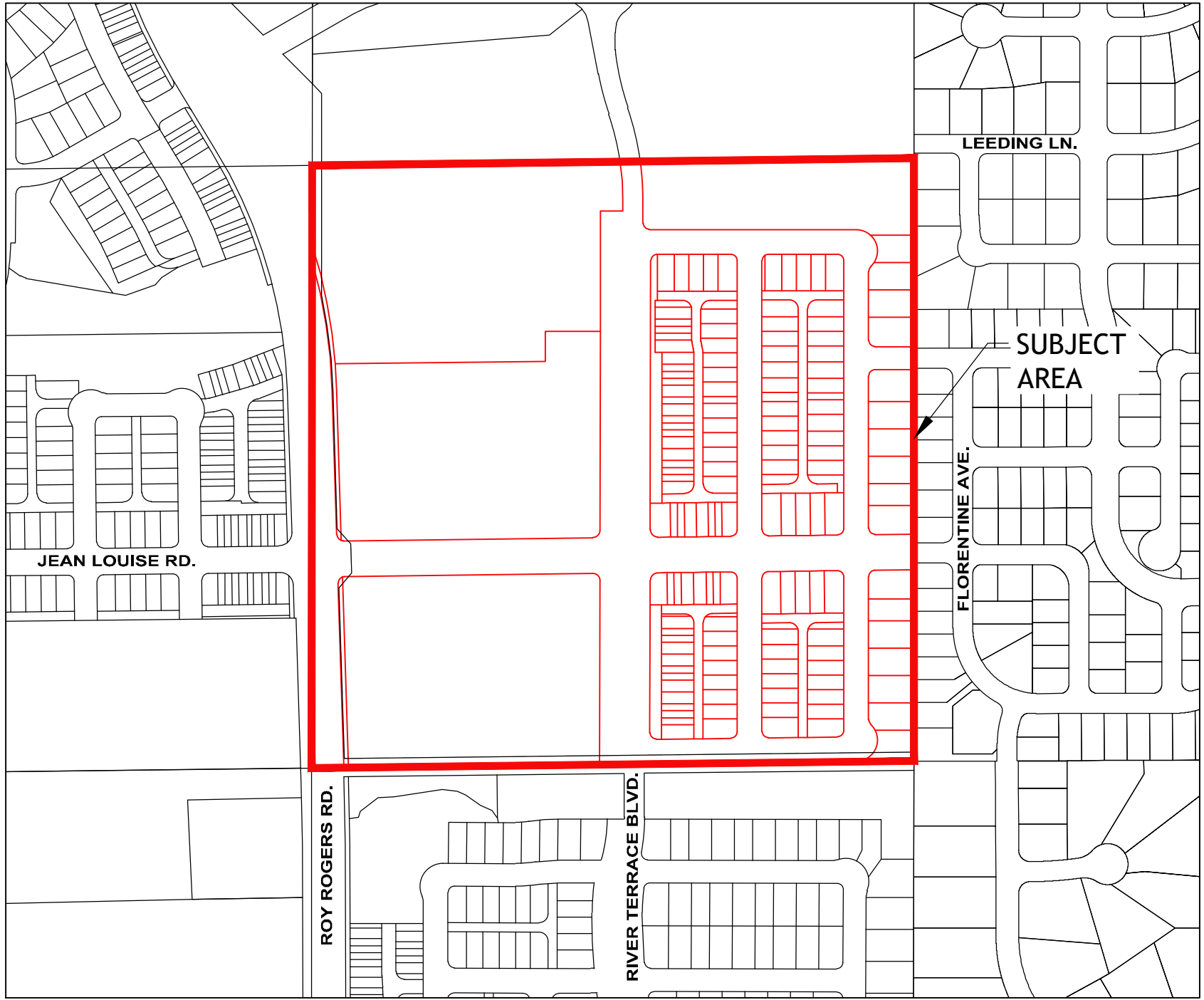
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COUNTY VICINITY MAP

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OVERVIEW MAP



12564 SW Main Street
Tigard, OR 97223
(T) 503-941-9484



DATE:	11/18/2021	
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NO.	DATE	DESCRIPTION

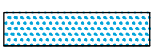

RIVER
TERRACE
TOWN CENTER

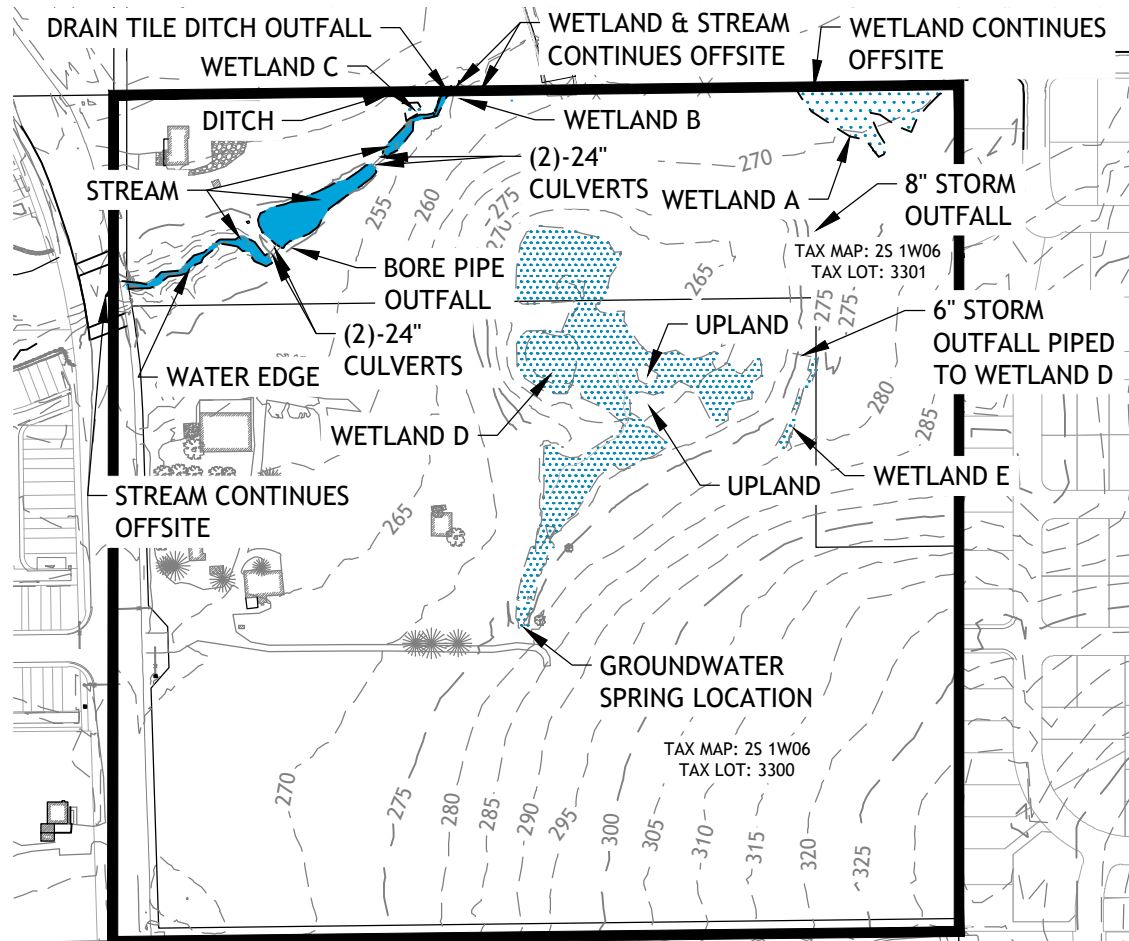
OVERVIEW MAP

PROJECT NO.:	148-005
TYPE:	PLANNING
REVIEWED BY:	PRE

6.0

STUDY AREA : 38.80 AC

-  EXISTING WETLAND
-  EXISTING WATERS

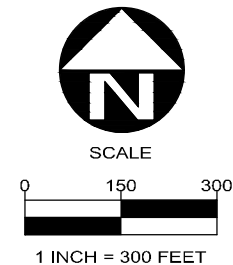


WETLAND	AREA (SF)	AREA (AC)
WETLAND A	12,848	0.29
WETLAND B	118	0.003
WETLAND C	552	0.01
WETLAND D	67,602	1.55
WETLAND E	1,500	0.03
TOTAL WETLAND AREA		1.90

WATERS	AREA (SF)	AREA (AC)
STREAM	12,258	0.28
DITCH (73' L, 2' W)	146	0.003
TOTAL WATERS AREA		0.28

STREAM TABLE			
	AREA		LENGTH (LF)
STREAM CHANNEL	12,404 SF	0.28 AC	600'
(ADJACENT TO WETLAND)			30'
(OUTSIDE WETLAND)			570'

WETLAND AND WATER BOUNDARIES AND SAMPLE PLOT LOCATIONS PROFESSIONALLY LAND SURVEYED BY PACIFIC COMMUNITY DESIGN. HORIZONTAL ACCURACY +/- 0.1 FOOT. WETLAND AND WATER BOUNDARIES DELINEATED BY SWCA ENVIRONMENTAL CONSULTANTS - 2/9/2018 AND 4/5/2019



DATE:		11/18/2021
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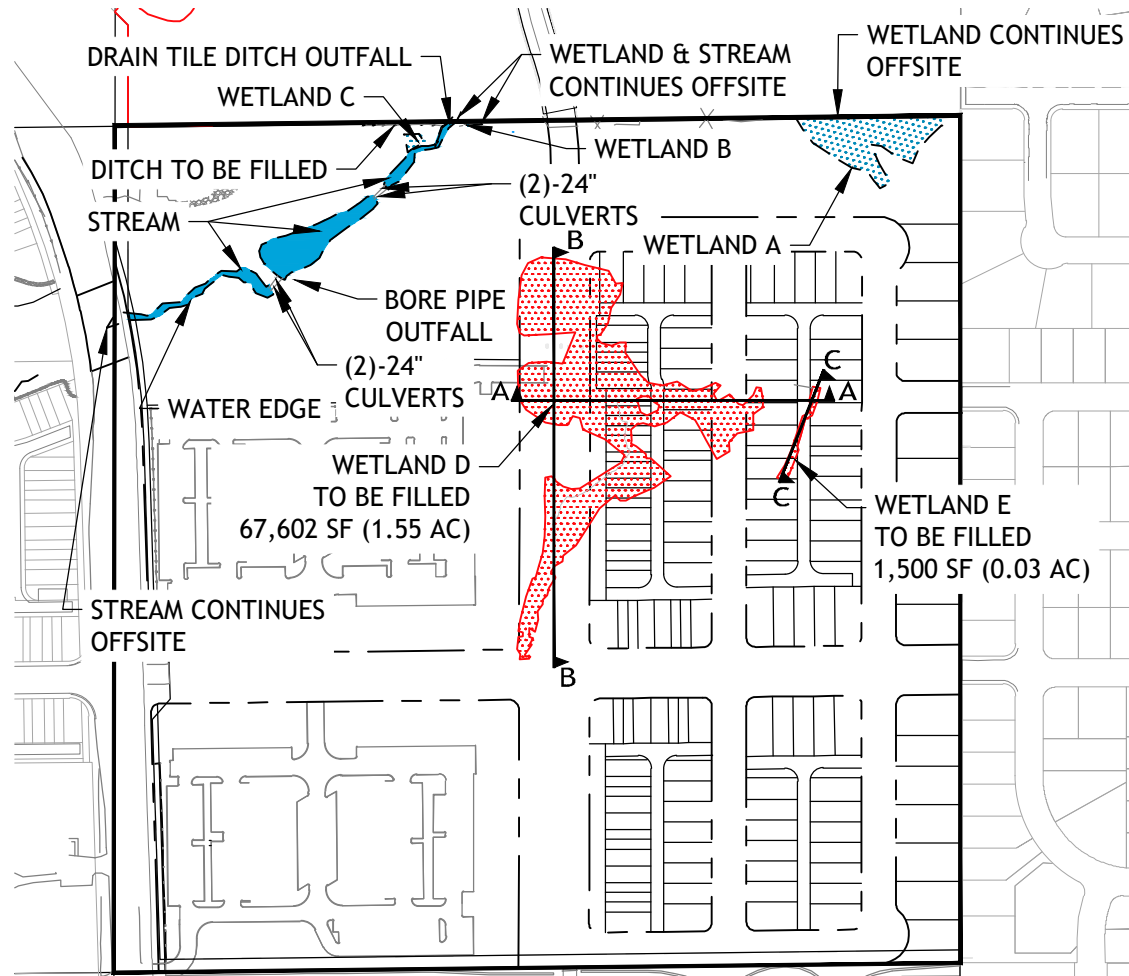
RIVER
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TOWN CENTER


EXISTING
CONDITIONS
WATERS &
WETLAND
DELINEATION

PROJECT NO.:	148-005
TYPE:	PLANNING
REVIEWED BY:	PRE

7.0

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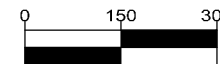


	AREA (SF)	AREA (AC)
 WETLAND IMPACT	69,102	1.59
NET WETLAND IMPACT AREA		1.59

-  EXISTING WETLAND
-  IMPACTED WETLAND
-  EXISTING WATERS



SCALE



1 INCH = 300 FEET

DATE: 11/18/2021

REVISIONS	
NO.	DESCRIPTION

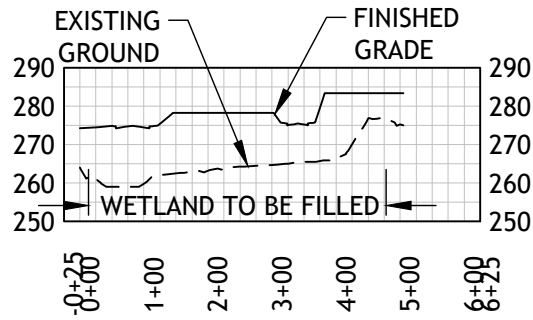
RIVER
TERRACE
TOWN CENTER

PROPOSED
WETLAND
IMPACTS

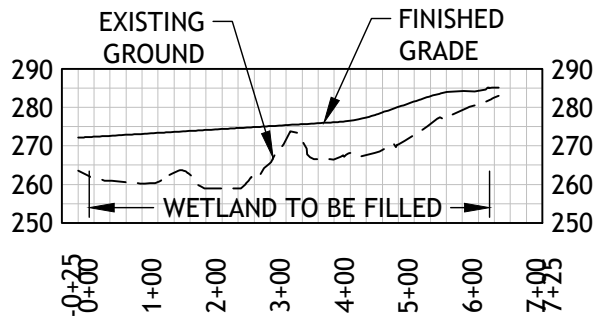
PROJECT NO.: 148-005
TYPE: PLANNING
REVIEWED BY: PRE

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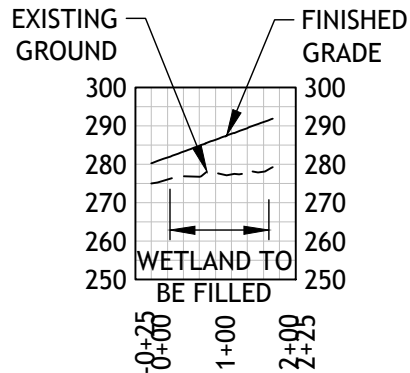
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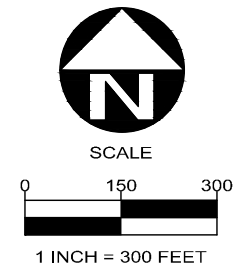
SECTION A-A
HORIZONTAL SCALE 1"=100' VERTICAL SCALE 1"=60'



SECTION B-B
HORIZONTAL SCALE 1"=100' VERTICAL SCALE 1"=60'



SECTION C-C
HORIZONTAL SCALE 1"=100' VERTICAL SCALE 1"=60'



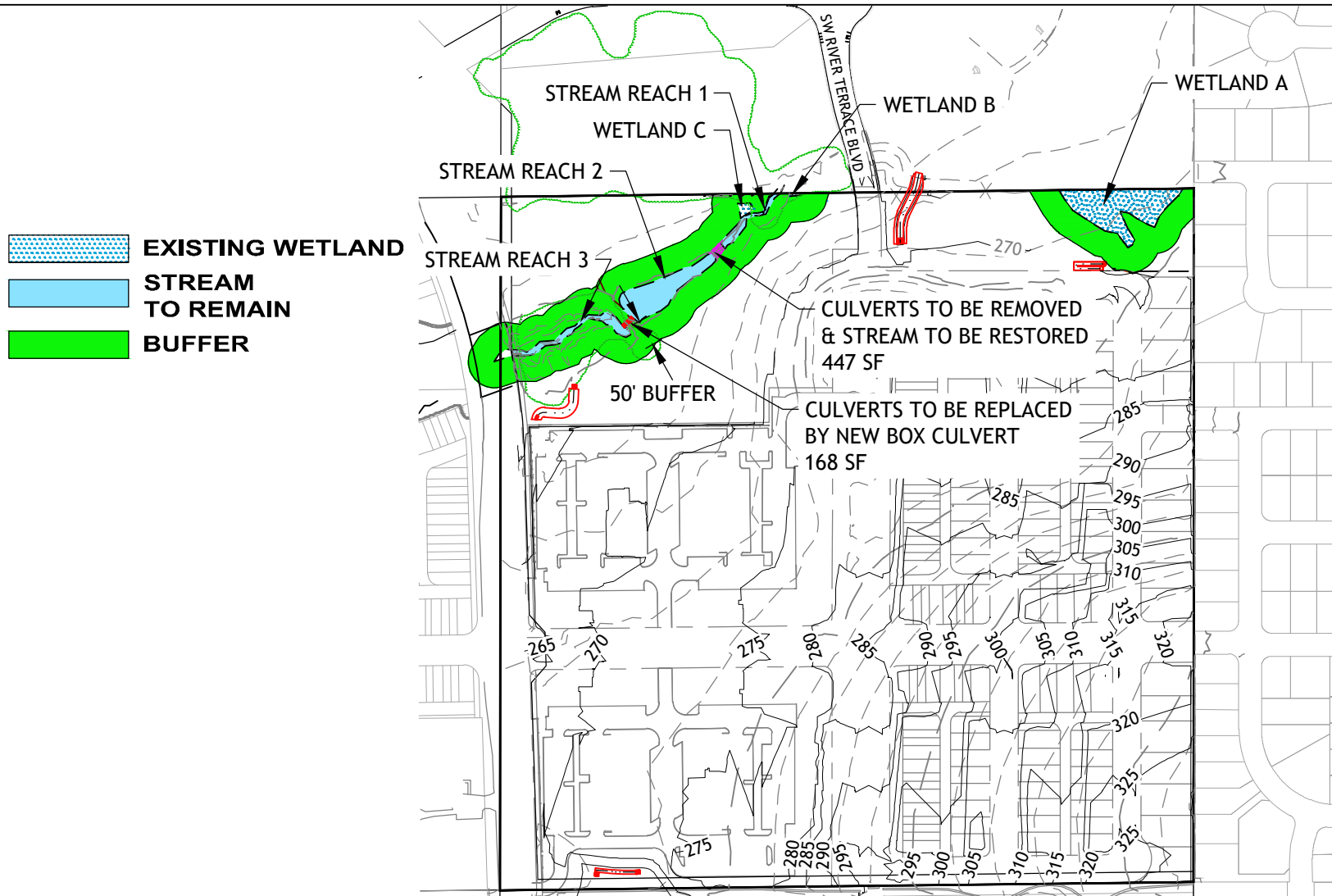
DATE:	11/18/2021
REVISIONS	
NO.	DATE DESCRIPTION

RIVER
TERRACE
TOWN CENTER

PROPOSED
WETLAND
IMPACTS
CROSS
SECTIONS

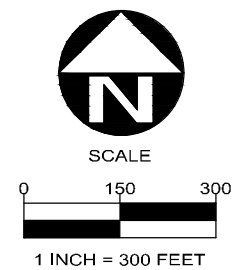
PROJECT NO.:	148-005
TYPE:	PLANNING
REVIEWED BY:	PRE

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STREAM AREAS TO REMAIN	REACH LENGTH (FT)	AREA (SF)	AREA (AC)
REACH 1	290	1,623	0.04
REACH 2	235	7,784	0.18
REACH 3	242	2,846	0.07

WETLAND AREAS TO REMAIN	AREA (SF)	AREA (AC)
A	12,848	0.29
B	118	0.003
C	552	0.01



DATE: 11/18/2021

REVISIONS

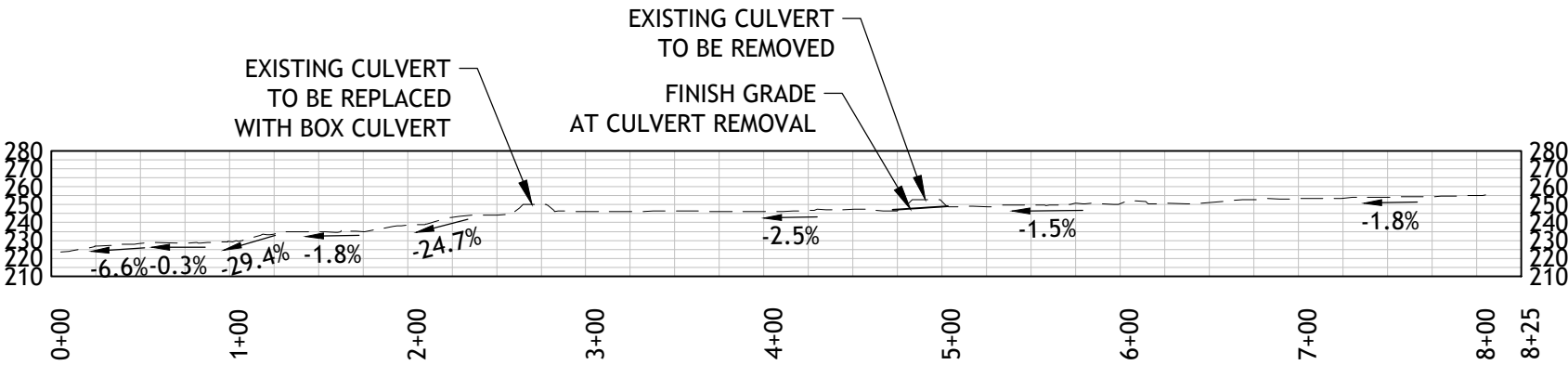
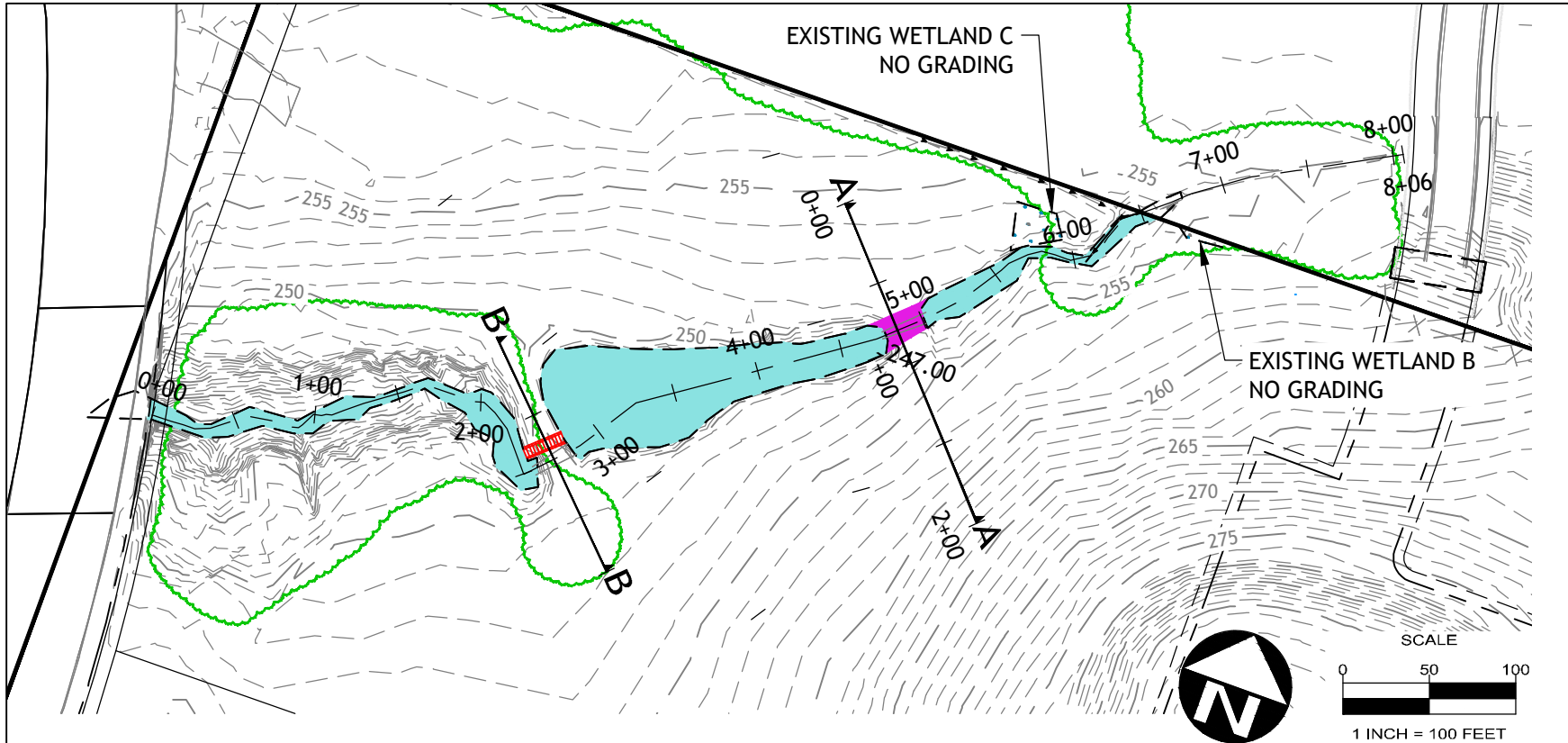
NO.	DATE	DESCRIPTION

RIVER
 TERRACE
 TOWN CENTER

PROPOSED
 CULVERT
 REMOVAL
 AND
 REPLACEMENT

PROJECT NO.:	148-005
TYPE:	PLANNING
REVIEWED BY:	PRE

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STREAM PROFILE
 HORIZ SCALE: 1" = 100', VERT SCALE: 1" = 100'

DATE: 11/18/2021

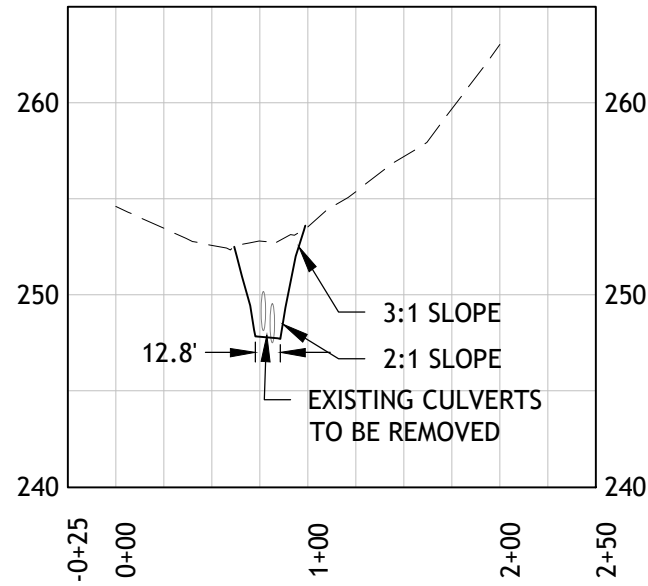
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NO.	DESCRIPTION

**RIVER
 TERRACE
 TOWN CENTER**

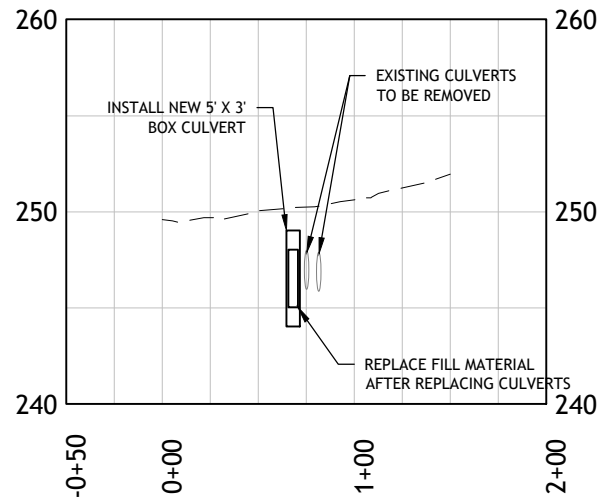
**EXISTING STREAM
 CULVERT
 REMOVAL AND
 REPLACEMENT
 PROFILE**

PROJECT NO.: 148-005
 TYPE: PLANNING
 REVIEWED BY: PRE

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SECTION A-A
 HORIZ SCALE: 1"=100'
 VERT SCALE: 1"=10'



SECTION B-B
 HORIZ SCALE: 1"=100'
 VERT SCALE: 1"=10'

DATE: 11/18/2021

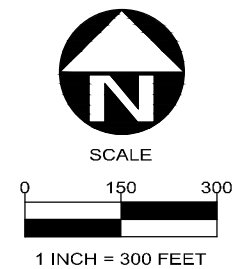
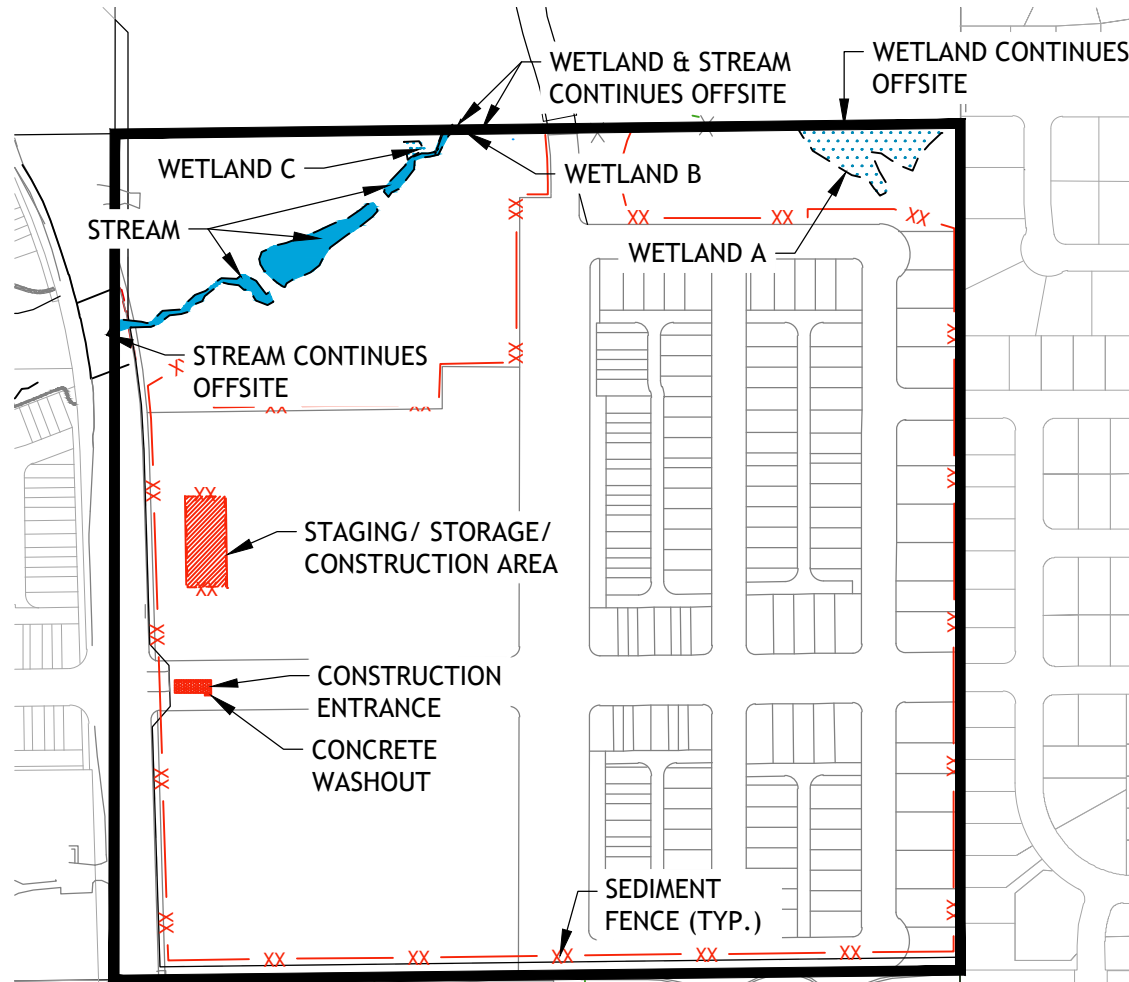
REVISIONS		
NO.	DATE	DESCRIPTION

RIVER
 TERRACE
 TOWN CENTER

**STREAM CULVERT
 REMOVAL AND
 REPLACEMENT
 SECTIONS
 A-A & B-B**

PROJECT NO.: 148-005
 TYPE: PLANNING
 REVIEWED BY: PRE

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RIVER
 TERRACE
 TOWN CENTER

EROSION
 AND
 SEDIMENT
 CONTROL

PROJECT NO.:	148-005
TYPE:	PLANNING
REVIEWED BY:	PRE

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