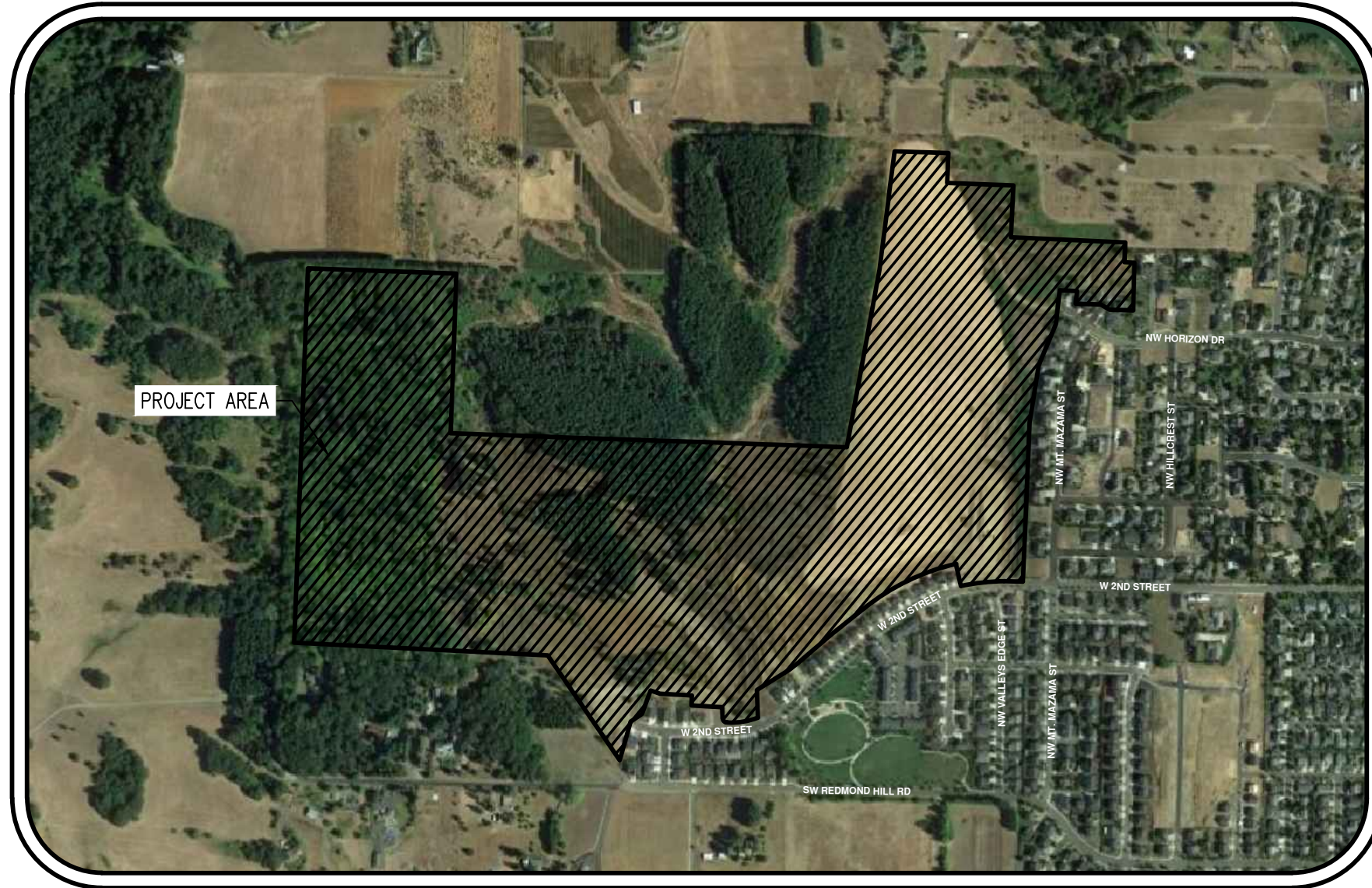


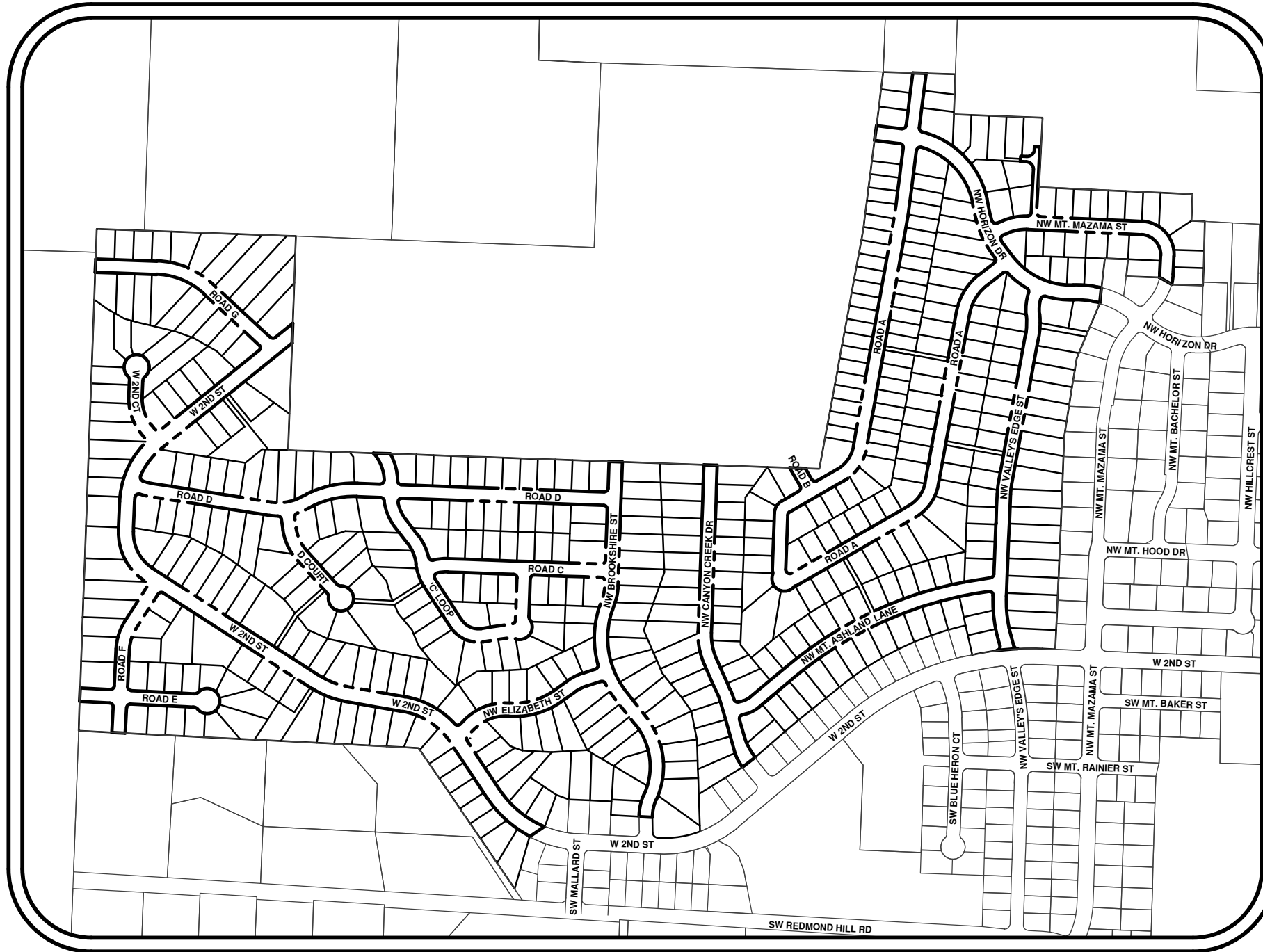
HILLCREST PLANNED DEVELOPMENT

MASTER PLAN UPDATE



VICINITY MAP

1" = 750'



SITE MAP

1" = 500'

LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE			STORM SEWER CLEAN OUT				
CONIFEROUS TREE			STORM SEWER CATCH BASIN				
FIRE HYDRANT			STORM SEWER AREA DRAIN				
WATER BLOWOFF			STORM SEWER MANHOLE				
WATER METER			GAS METER				
WATER VALVE			GAS VALVE				
DOUBLE CHECK VALVE			GUY WIRE ANCHOR				
AIR RELEASE VALVE			POWER 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				

EXISTING		PROPOSED	
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 SEWER LINE			
SANITARY SEWER LINE			
WATER LINE			

SHEET INDEX

- P-00 COVER SHEET WITH SITE AND VICINITY MAPS
- P-01 MASTER PLAN LAYOUT WITH AERIAL
- P-02 STREET PLAN WITH ROAD GRADE
- P-03 MASTER PLAN OVERLAY

PRELIMINARY SUBDIVISION PLAT

- SU-00 PRELIMINARY SUBDIVISION PLAT OVERVIEW
- SU-01 PRELIMINARY SUBDIVISION PLAT
- SU-02 PRELIMINARY SUBDIVISION PLAT
- SU-03 PRELIMINARY SUBDIVISION PLAT

PRELIMINARY GRADING PLAN

- GR-00 PRELIMINARY GRADING OVERVIEW
- GR-01 PRELIMINARY GRADING PLAN
- GR-02 PRELIMINARY GRADING PLAN
- GR-03 PRELIMINARY GRADING PLAN

PRELIMINARY STREET PLAN

- ST-00 PRELIMINARY STREET PLAN OVERVIEW
- ST-01 PRELIMINARY STREET PLAN
- ST-02 PRELIMINARY STREET PLAN
- ST-03 PRELIMINARY STREET PLAN

PRELIMINARY STREET PROFILES

- SP-00 PRELIMINARY STREET PROFILES
- SP-01 PRELIMINARY STREET PROFILES
- SP-02 PRELIMINARY STREET PROFILES
- SP-03 PRELIMINARY STREET PROFILES
- SP-04 PRELIMINARY STREET PROFILES
- SP-05 PRELIMINARY STREET PROFILES

DEVELOPER/OWNER

WEST HILLS PROPERTIES LLC
 CONTACT: HOWARD ASTER
 PO BOX 731
 MCMINNVILLE, OR 97128
 PHONE: 503-434-0425

ENGINEERING/ SURVEYING/LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
 CONTACT: PAUL SELLKE, PE, GE
 12965 SW HERMAN ROAD, SUITE 100
 TUALATIN, OR 97062
 PH: 503-563-6151
 FAX: 503-563-6152

GEOTECHNICAL ENGINEER

GEOPACIFIC ENGINEERING, INC.
 CONTACT: JIM IMBRIE, PE, GE
 14835 SW 72ND AVENUE
 TIGARD, OR 97224
 PHONE: 503-598-8445

PROJECT LOCATION:

LOCATED NORTH OF NW 2ND ST, WEST OF NW MT MAZAMA ST, SOUTH OF NW FOX RIDGE RD, IN MCMINNVILLE, OREGON

PROPERTY DESCRIPTION:

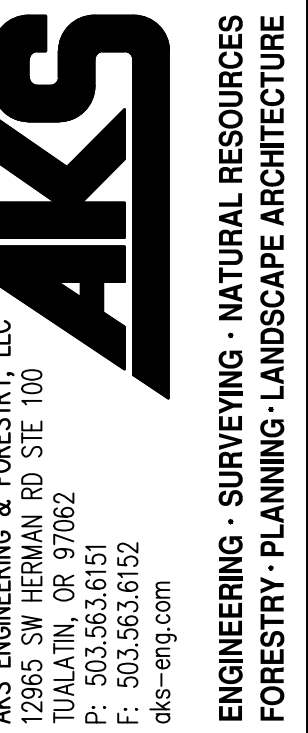
TAX LOT 801
 (YAMHILL COUNTY TAX MAP R4524) LOCATED IN THE CENTER OF THE EAST 1/2 OF SECTION 45, CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON

EXISTING LAND USE:

VACANT LAND

PROJECT PURPOSE:

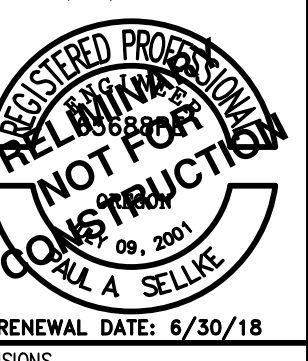
SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT SUBDIVISION



HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
 OREGON
 MCMINNVILLE
 YAMHILL COUNTY TAX MAP 4 5 24
 TAX LOT 801

COVER SHEET WITH SITE AND VICINITY MAPS

DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017

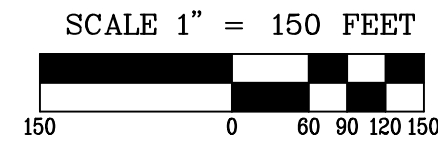


REVISIONS
 JOB NUMBER
 5147
 SHEET
P-00

NOTES:

1. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES AND TOPOGRAPHIC INFORMATION ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
2. SHOWN TOPOGRAPHIC CONTOURS ARE BASED ON LIDAR DATA AND WILL CHANGE DURING FINAL DESIGN BASED ON TOPOGRAPHIC SURVEY.

EXISTING GROUND CONTOUR (2 FT) --- 252 ---
 EXISTING GROUND CONTOUR (10 FT) --- 250 ---





AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD. STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

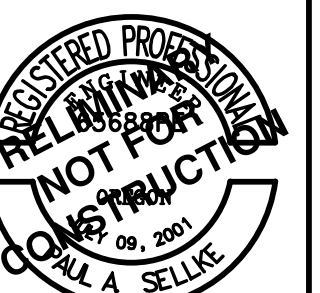
HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE

OREGON
YAMHILL COUNTY TAX MAP 4 5 24

MASTER PLAN COMPARISON

MCMINNVILLE
TAX LOT 801

DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017



RENEWAL DATE: 6/30/18

REVISIONS

JOB NUMBER
5147
SHEET

P-03



SCALE 1" = 300 FEET
5 0 120 180 240 300

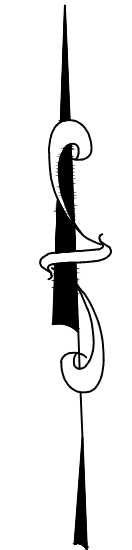
ORIGINAL HILLCREST PD LAYOUT



MODIFIED HILLCREST PD LAYOUT



SCALE: 1" = 200 FEET
 200 0 80 120 160 200



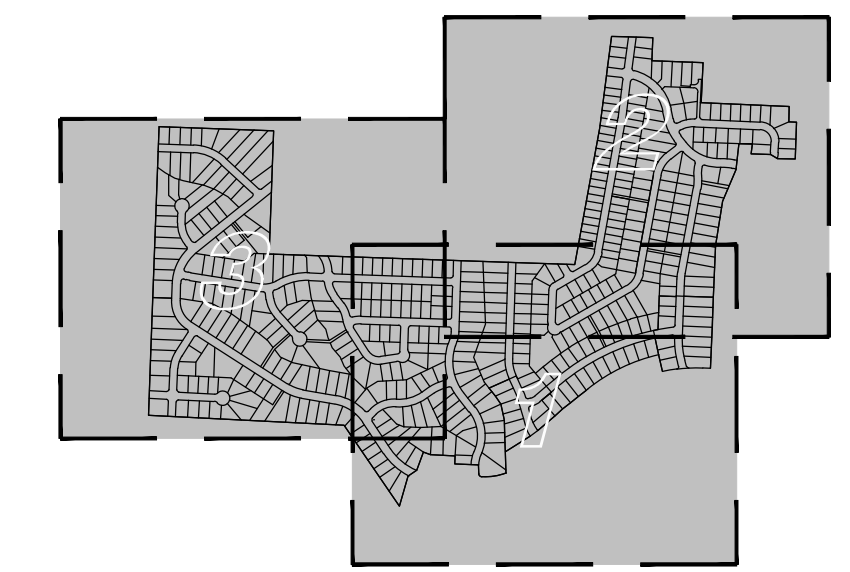
DENSITY CALCULATIONS

R-2 ZONE

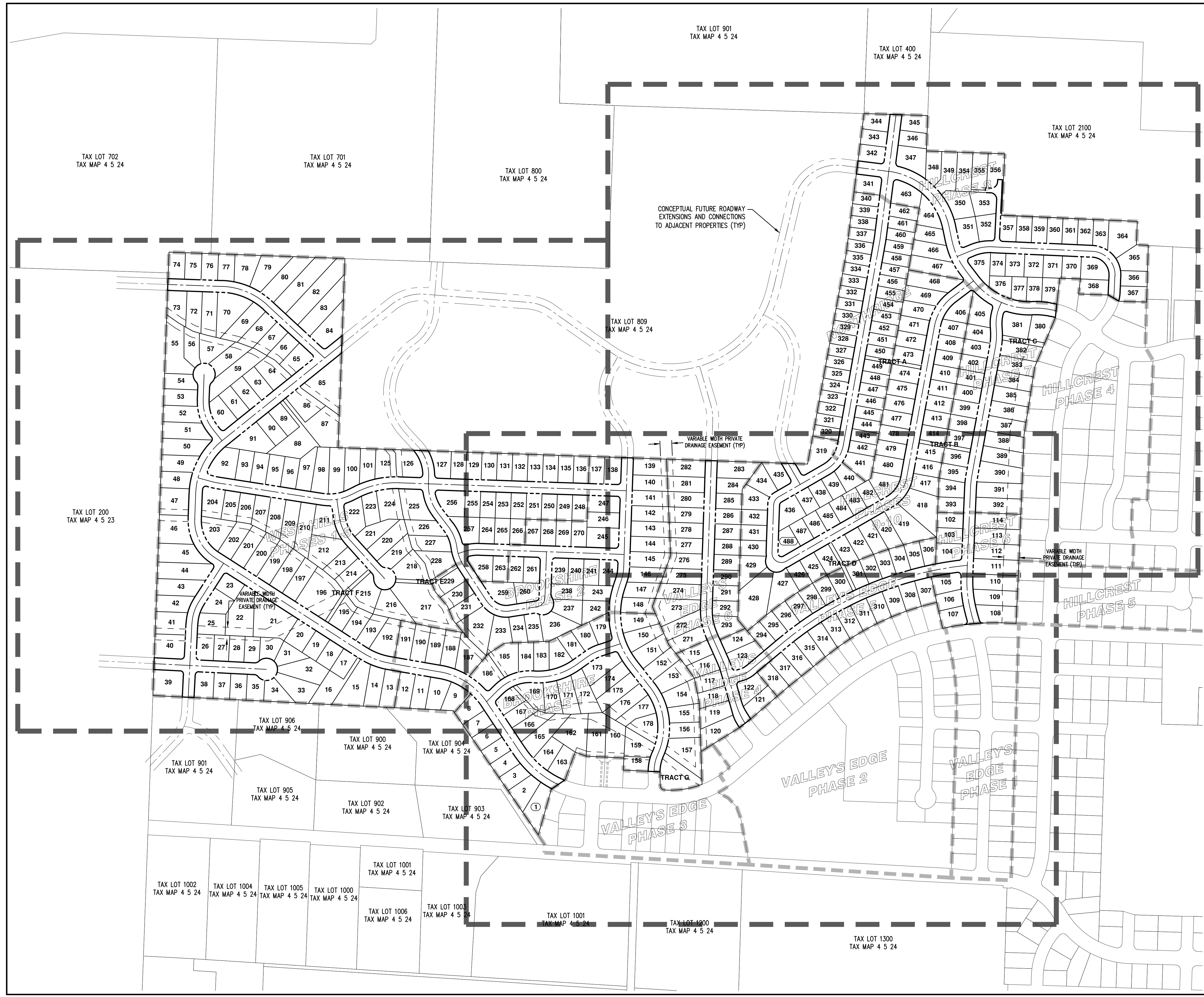
GROSS SITE AREA REMAINING:	±5,758,030 SF (132.2 AC)
PUBLIC R.O.W DEDICATION:	±1,058,587 SF (24.3 AC)
STORMWATER FACILITY:	±17,503 SF (0.4 AC)
PUBLIC ACCESS TRACTS:	±22,524 SF (0.52 AC)
NET DEVELOPABLE AREA:	±4,659,416 SF (106.9 AC)
PROPOSED NUMBER OF LOTS:	488
PROPOSED MIN. LOT AREA:	± 5,292 SF
PROPOSED MAX. LOT AREA:	± 35,305 SF
PROPOSED AVG. LOT AREA:	± 9,547 SF
PROPOSED GROSS DENSITY:	3.7 UNITS PER ACRE
PROPOSED NET DENSITY:	4.6 UNITS PER ACRE
MAXIMUM DENSITY ALLOWED:	6 UNITS PER ACRE
TOTAL SINGLE FAMILY UNITS:	551 (63 ALREADY PLATTED/CONSTRUCTED)
TOTAL MULTI-FAMILY UNITS:	68 APARTMENTS (ALREADY CONSTRUCTED)
TOTAL UNITS:	619 UNITS

NOTES:

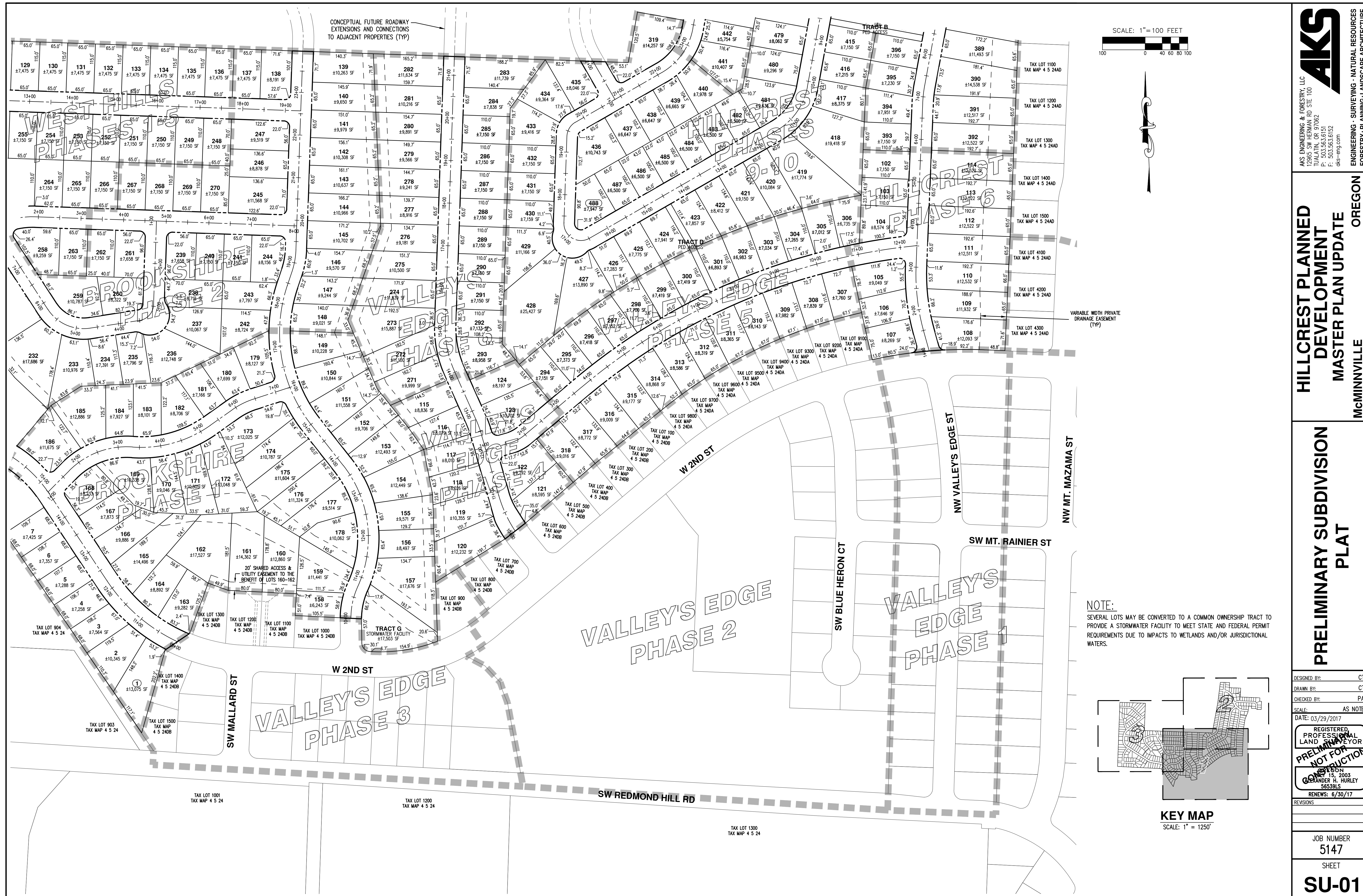
- PROPERTY LINES AND RIGHT-OF-WAY LINES ARE BASED ON INFORMATION PROVIDED BY GPS AND ARE CONSIDERED APPROXIMATE.
- NO FIELD WORK HAS BEEN CONDUCTED AT THIS TIME.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THE LAYOUT IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS.



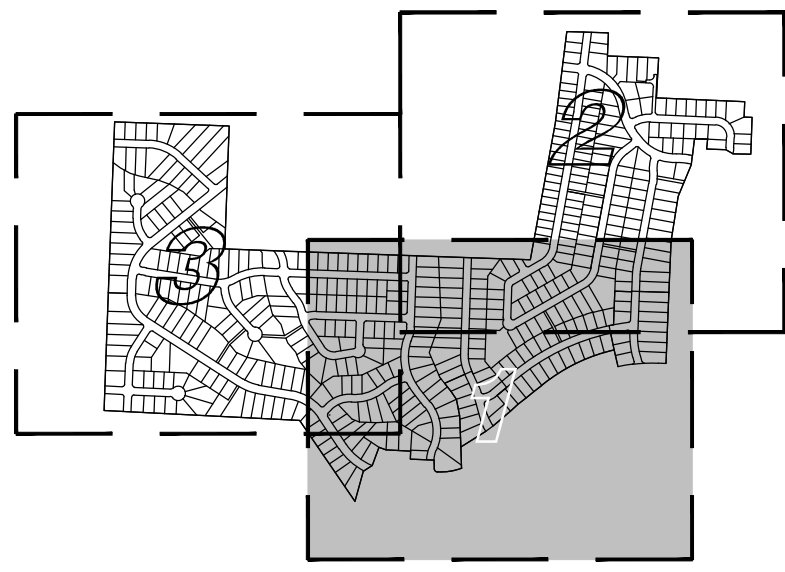
KEY MAP
 SCALE: 1" = 1250'



AKS DRAWING FILE: 5147 PRELIMINARY PLATTING | LAYOUT: SU-01



NOTE:
SEVERAL LOTS MAY BE CONVERTED TO A COMMON OWNERSHIP TRACT TO PROVIDE A STORMWATER FACILITY TO MEET STATE AND FEDERAL PERMIT REQUIREMENTS DUE TO IMPACTS TO WETLANDS AND/OR JURISDICTIONAL WATERS.



AKS
AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD. STE 100
TUALUMIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE

OREGON
YAMHILL COUNTY TAX MAP 4 5 24

PRELIMINARY SUBDIVISION PLAT

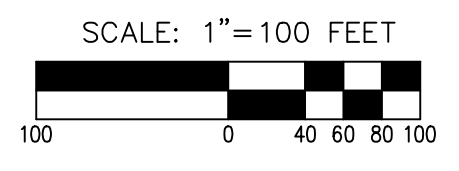
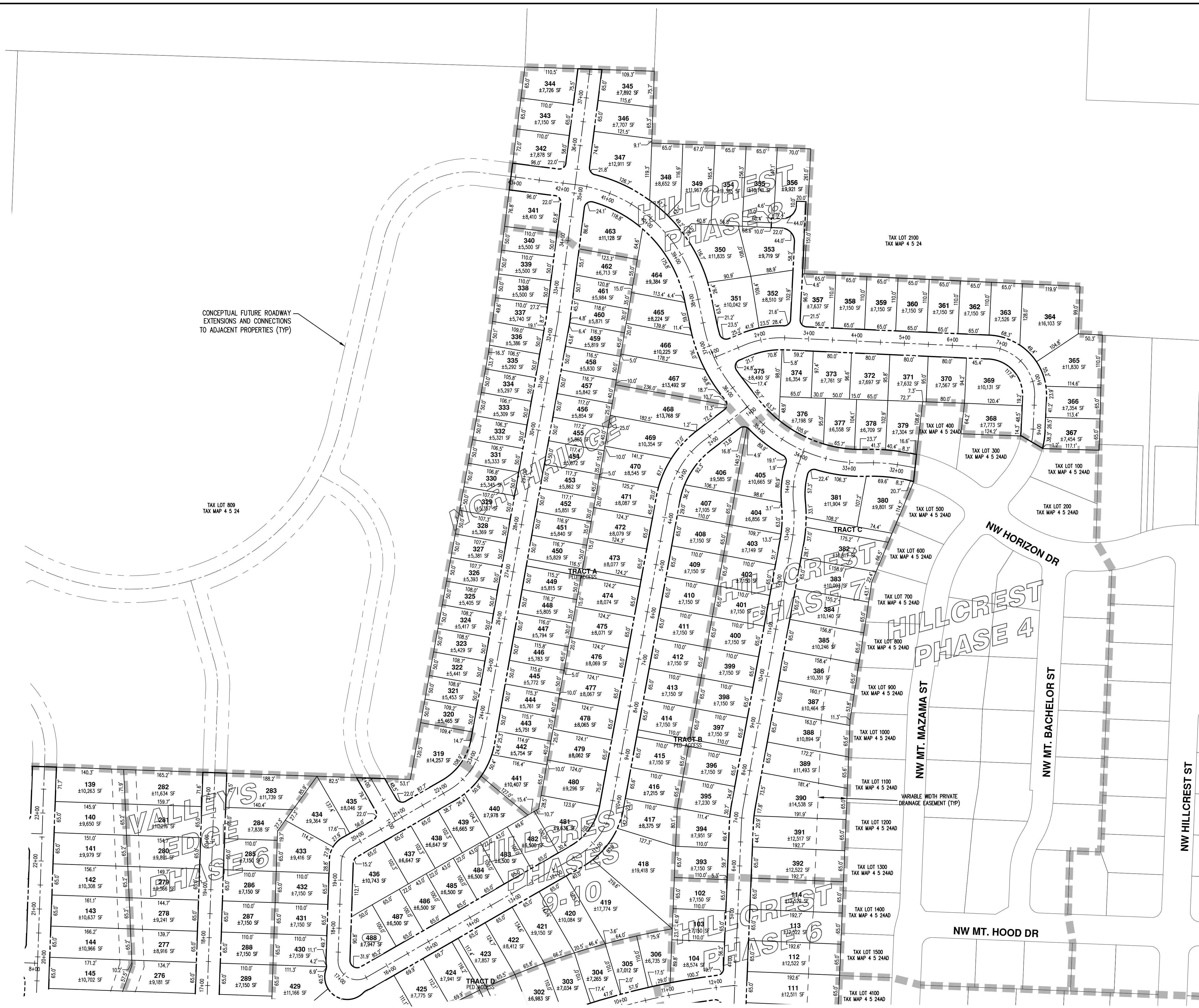
DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION
ALEXANDER H. HURLEY
56539LS
RENEWS: 6/30/17

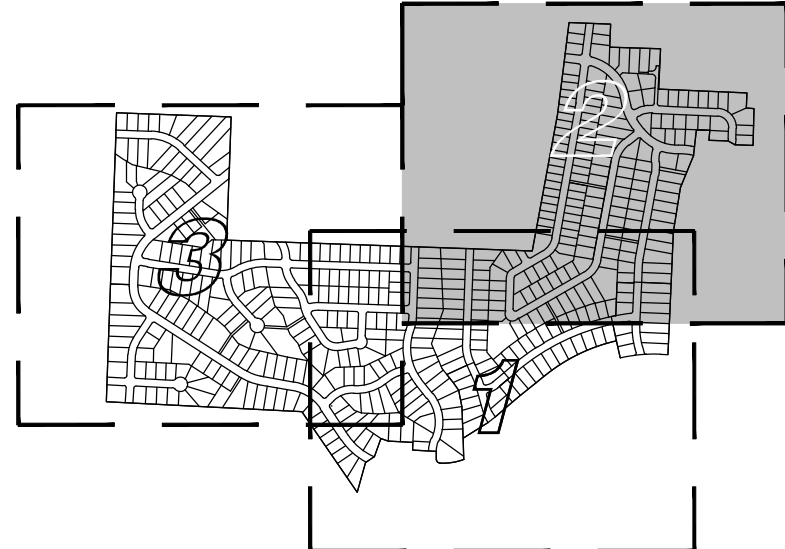
JOB NUMBER
5147

SHEET
SU-01

AKS DRAWING FILE: 5147 PRELIMINARY PLAT.DWG | LAYOUT: SU-02



NOTE:
SEVERAL LOTS MAY BE CONVERTED TO A COMMON OWNERSHIP TRACT TO PROVIDE A STORMWATER FACILITY TO MEET STATE AND FEDERAL PERMIT REQUIREMENTS DUE TO IMPACTS TO WETLANDS AND/OR JURISDICTIONAL WATERS.



AKS
AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
OREGON
MCMINNVILLE
YAMHILL COUNTY TAX MAP 4 5 24
TAX LOT 801

PRELIMINARY SUBDIVISION PLAT

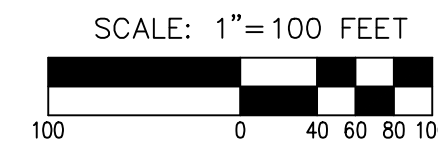
DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017
REGISTERED PROFESSIONAL LAND SURVEYOR
NOT FOR CONSTRUCTION
EXPIRES: 15, 2003
ANDER H. HURLEY
56539LS
RENEWS: 6/30/17

JOB NUMBER
5147
SHEET
SU-02

TAX LOT 702
TAX MAP 4 5 24

TAX LOT 701
TAX MAP 4 5 24

TAX LOT 800
TAX MAP 4 5 24



TAX LOT 200
TAX MAP 4 5 23

VARIABLE WIDTH
PRIVATE DRAINAGE
EASEMENT (TYP)

TAX LOT 901
TAX MAP 4 5 24

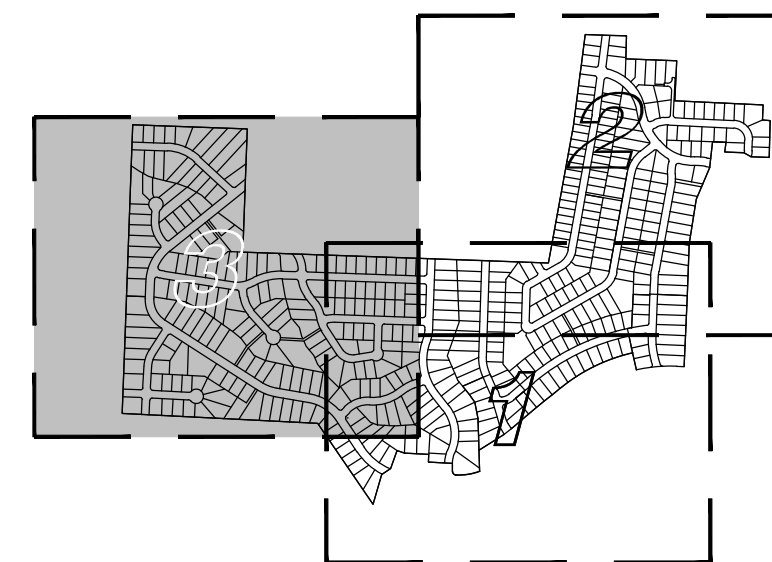
TAX LOT 906
TAX MAP 4 5 24

TAX LOT 900
TAX MAP 4 5 24

TAX LOT 904
TAX MAP 4 5 24

TAX LOT 809
TAX MAP 4 5 24

NOTE:
SEVERAL LOTS MAY BE CONVERTED TO A COMMON OWNERSHIP TRACT TO PROVIDE A STORMWATER FACILITY TO MEET STATE AND FEDERAL PERMIT REQUIREMENTS DUE TO IMPACTS TO WETLANDS AND/OR JURISDICTIONAL WATERS.



KEY MAP
SCALE: 1" = 1250'

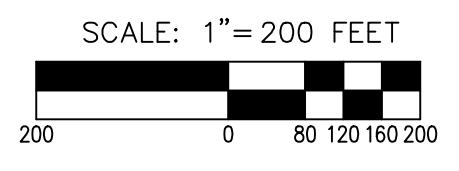
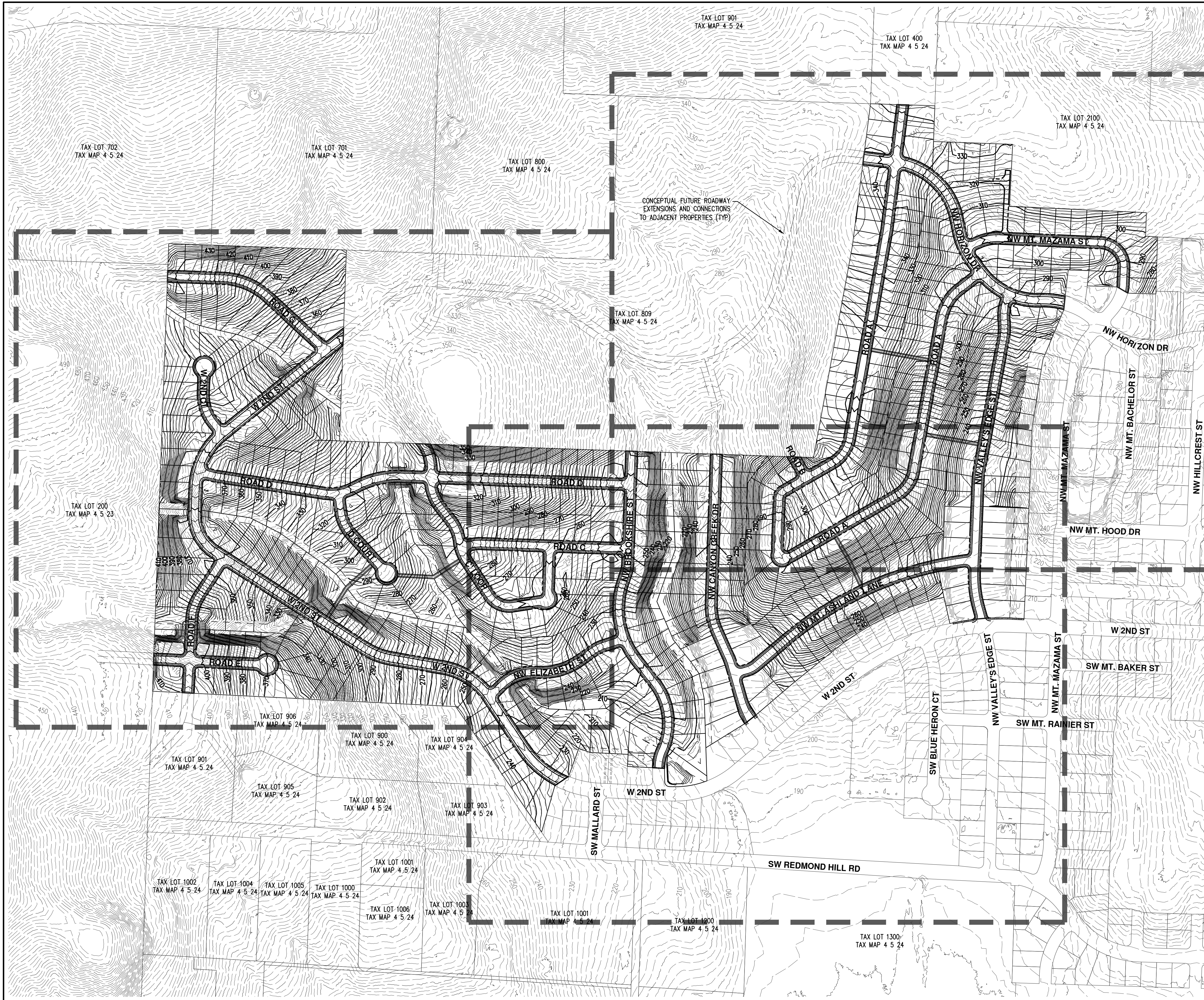
**HILLCREST PLANNED
DEVELOPMENT
MASTER PLAN UPDATE**

OREGON
YAMHILL COUNTY TAX MAP 4 5 24
MCMINNVILLE
TAX LOT 801

**PRELIMINARY SUBDIVISION
PLAT**

DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017
REGISTERED
PROFESSIONAL
LAND SURVEYOR
**NOT FOR
CONSTRUCTION**
ALEXANDER H. HURLEY
56539LS
RENEWS: 6/30/17

JOB NUMBER
5147
SHEET
SU-03



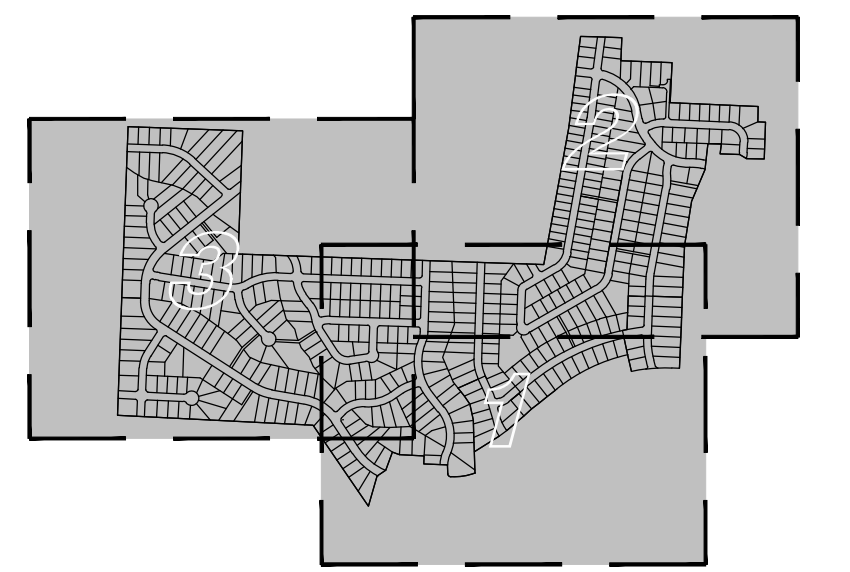
CONCEPTUAL FUTURE ROADWAY
EXTENSIONS AND CONNECTIONS
TO ADJACENT PROPERTIES (TYP)

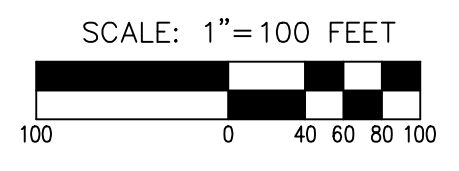
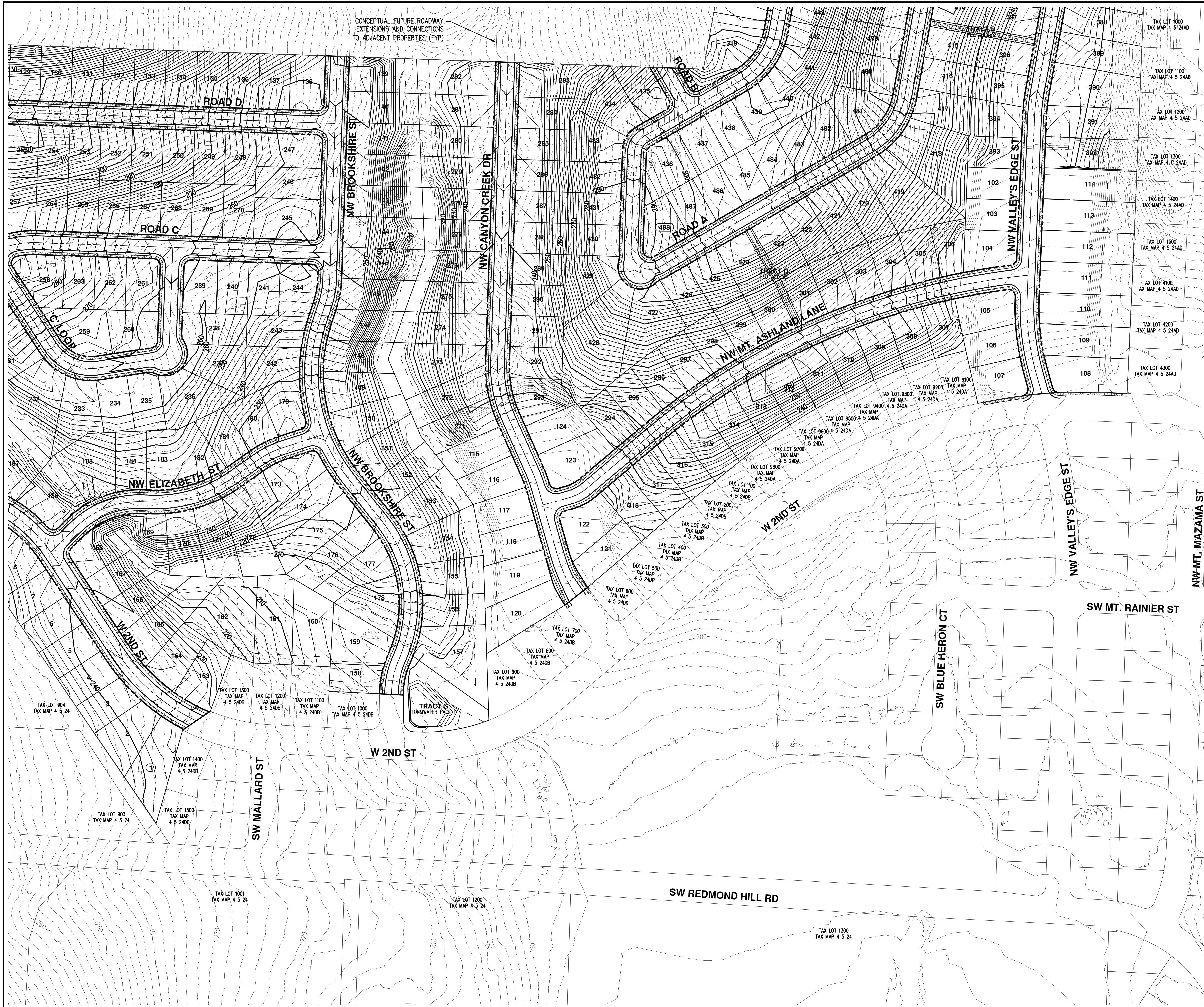
NOTES:

1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM. CONTOURS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
2. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
3. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

LEGEND

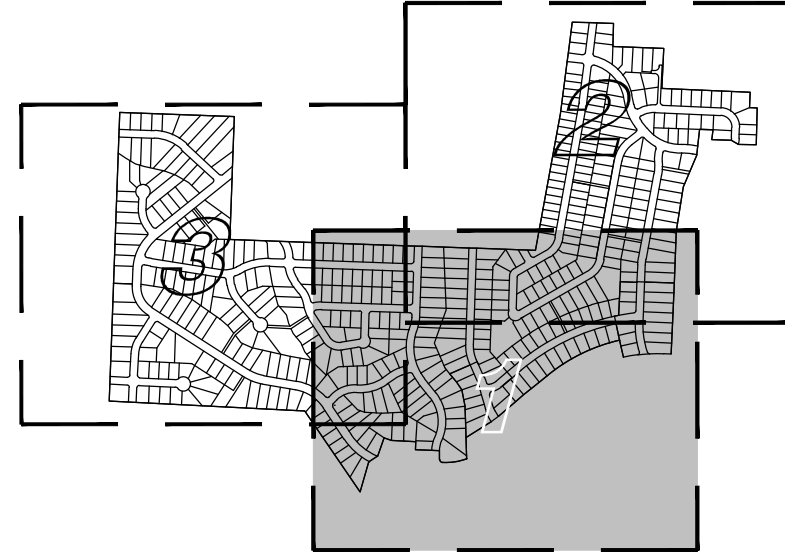
EXISTING GROUND CONTOUR (2 FT)	--- 298 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 298 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---





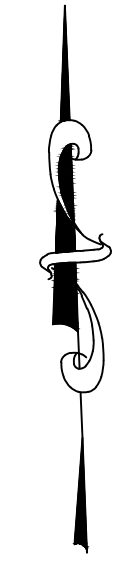
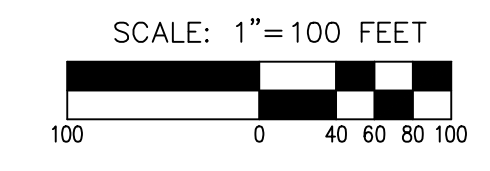
- NOTES:**
1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM. CONTOURS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
 2. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
 3. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
 4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

LEGEND	
EXISTING GROUND CONTOUR (2 FT)	--- 298 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 298 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---



KEY MAP
SCALE: 1" = 1250'



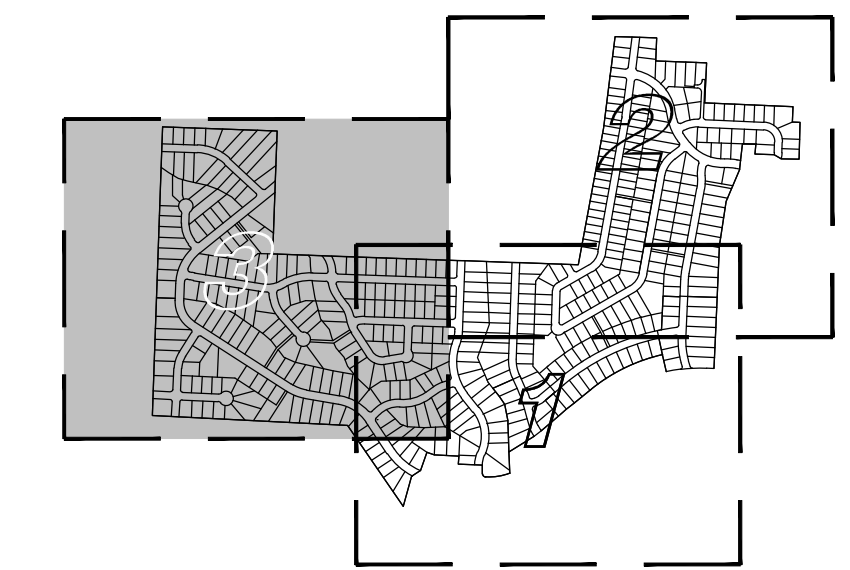


NOTES:

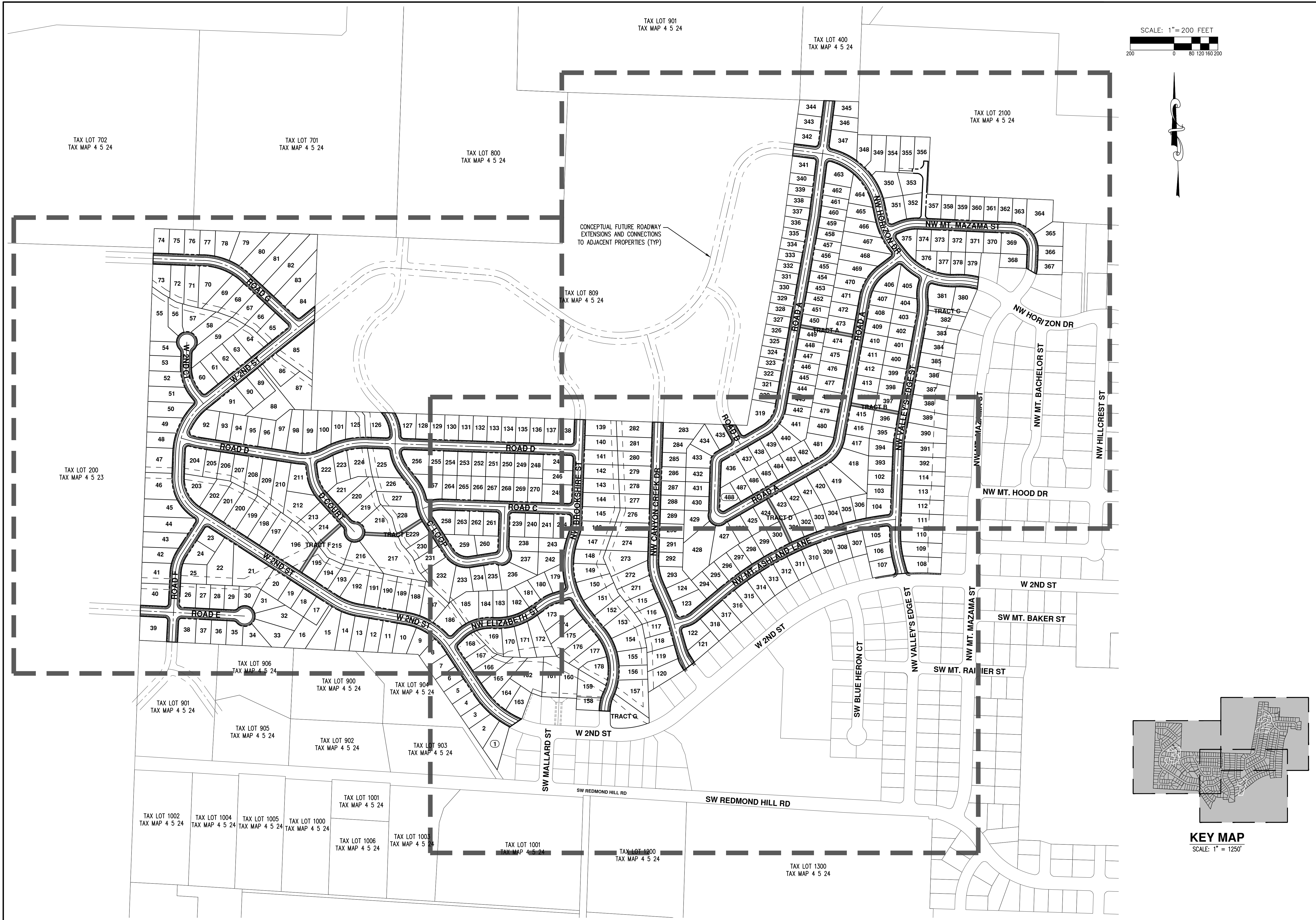
1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM. CONTOURS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
2. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
3. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

LEGEND

EXISTING GROUND CONTOUR (2 FT)	--- 298 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 298 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---



AKS DRAWING FILE: 5147 STREETS.DWG | LAYOUT: ST-00



TAX LOT 901
TAX MAP 4 5 24

TAX LOT 400
TAX MAP 4 5 24

TAX LOT 2100
TAX MAP 4 5 24

TAX LOT 702
TAX MAP 4 5 24

TAX LOT 701
TAX MAP 4 5 24

TAX LOT 800
TAX MAP 4 5 24

TAX LOT 809
TAX MAP 4 5 24

TAX LOT 200
TAX MAP 4 5 23

TAX LOT 906
TAX MAP 4 5 24

TAX LOT 900
TAX MAP 4 5 24

TAX LOT 904
TAX MAP 4 5 24

TAX LOT 901
TAX MAP 4 5 24

TAX LOT 905
TAX MAP 4 5 24

TAX LOT 902
TAX MAP 4 5 24

TAX LOT 903
TAX MAP 4 5 24

TAX LOT 1001
TAX MAP 4 5 24

TAX LOT 1002
TAX MAP 4 5 24

TAX LOT 1004
TAX MAP 4 5 24

TAX LOT 1005
TAX MAP 4 5 24

TAX LOT 1000
TAX MAP 4 5 24

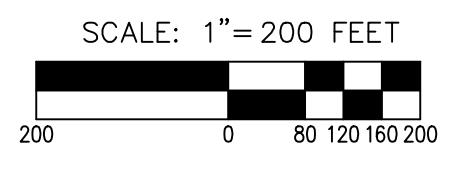
TAX LOT 1006
TAX MAP 4 5 24

TAX LOT 1003
TAX MAP 4 5 24

TAX LOT 1001
TAX MAP 4 5 24

TAX LOT 1000
TAX MAP 4 5 24

TAX LOT 1300
TAX MAP 4 5 24



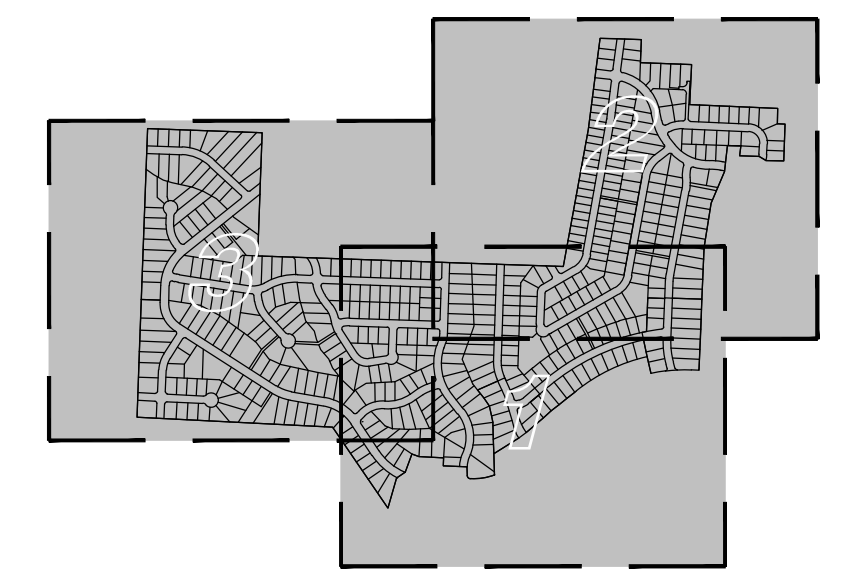
AKS
 AKS ENGINEERING & FORESTRY, LLC
 12065 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
 OREGON
 MCMINNVILLE
 YAMHILL COUNTY TAX MAP 4 5 24

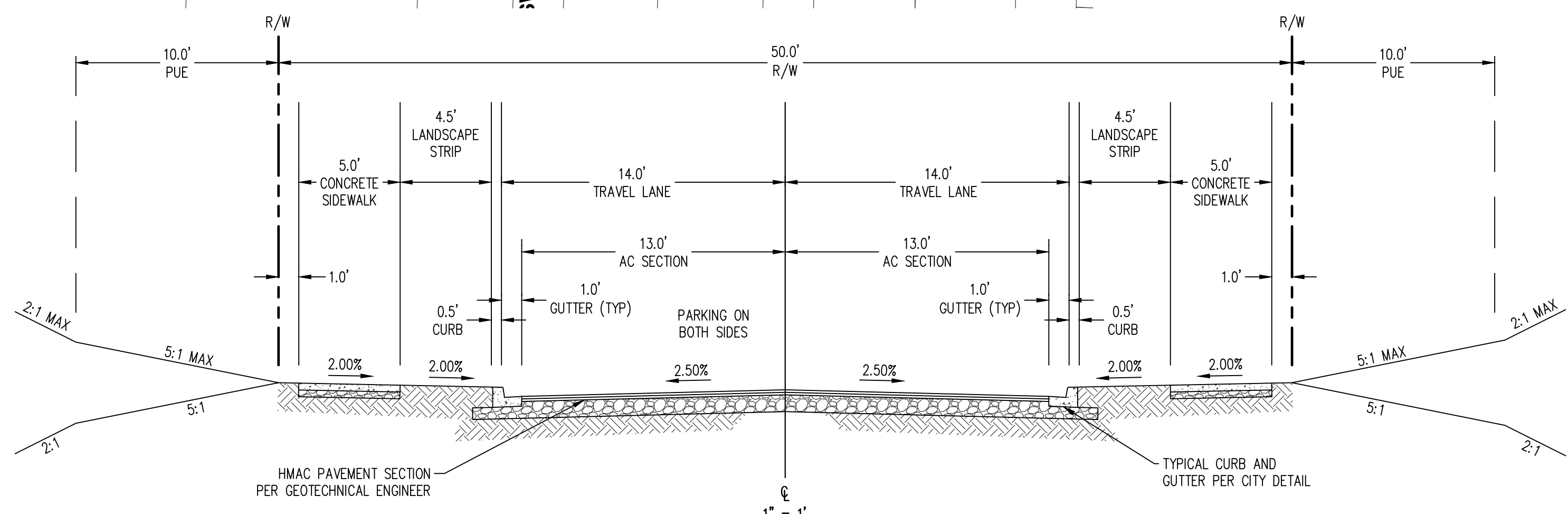
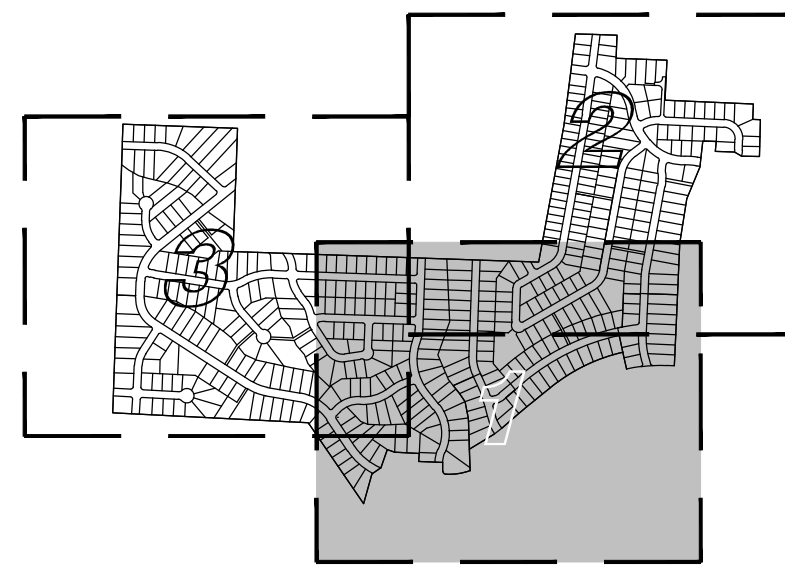
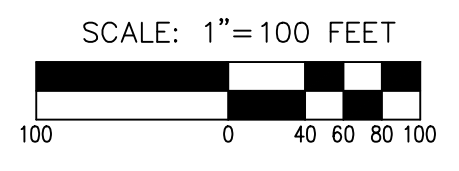
PRELIMINARY STREET PLAN OVERVIEW

DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017

RENEWAL DATE: 6/30/18
 REVISIONS:
 JOB NUMBER: 5147
 SHEET: ST-00



KEY MAP
 SCALE: 1" = 1250'



AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD. STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
OREGON
 MCMINNVILLE
 YAMHILL COUNTY TAX MAP 4 5 24
 TAX LOT 801

PRELIMINARY STREET PLAN

DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017

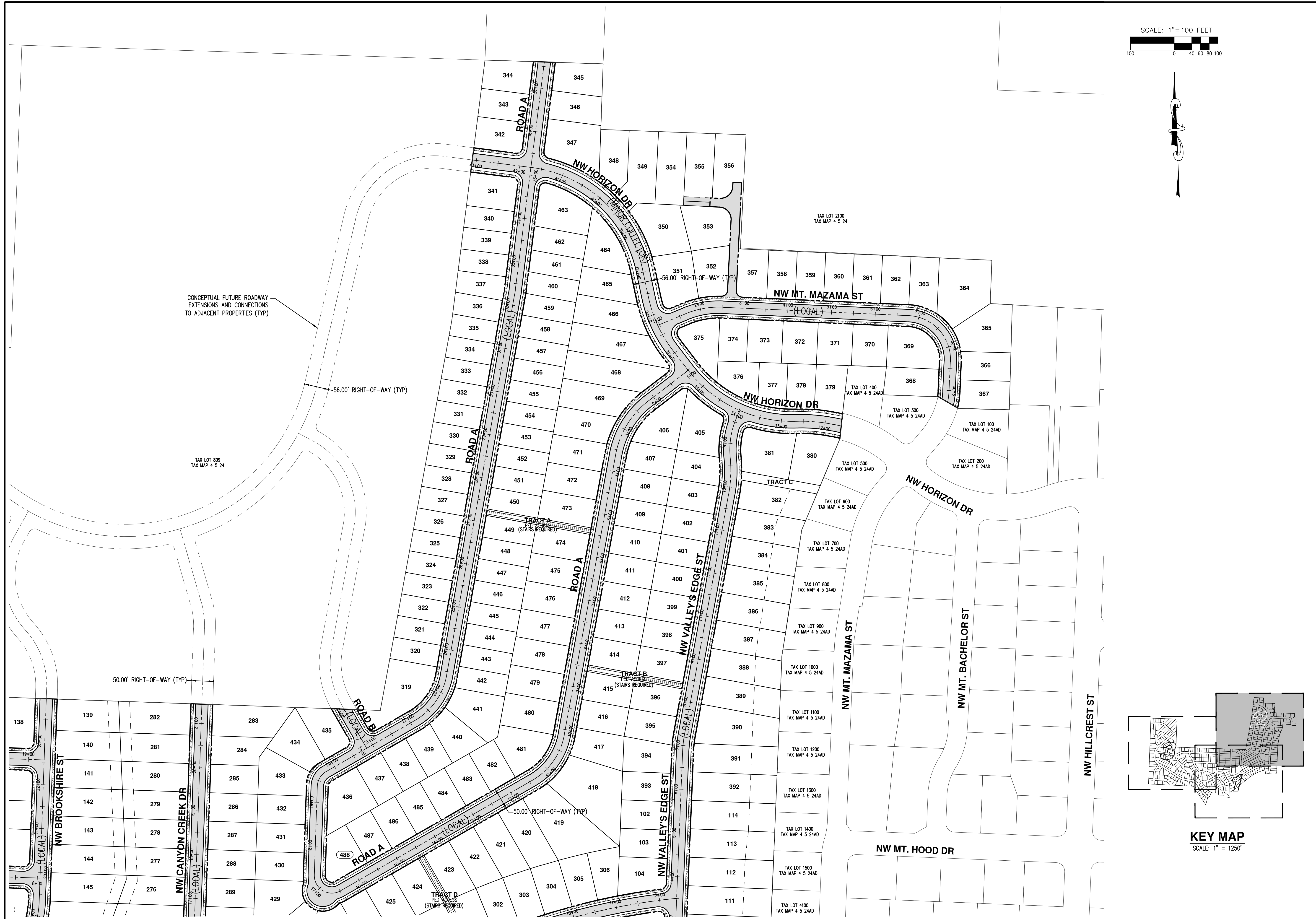
REGISTERED PROFESSIONAL ENGINEER
 NOT FOR CONSTRUCTION
 PAUL A. SELKE
 RENEWAL DATE: 6/30/18

REVISIONS

JOB NUMBER
5147

SHEET
ST-01

AKS DRAWING FILE: 5147 STREETS.DWG | LAYOUT: ST-01



CONCEPTUAL FUTURE ROADWAY EXTENSIONS AND CONNECTIONS TO ADJACENT PROPERTIES (TYP)

50.00' RIGHT-OF-WAY (TYP)

56.00' RIGHT-OF-WAY (TYP)

TAX LOT 809
TAX MAP 4 5 24

TAX LOT 2100
TAX MAP 4 5 24

TAX LOT 300
TAX MAP 4 5 24AD

TAX LOT 100
TAX MAP 4 5 24AD

TAX LOT 200
TAX MAP 4 5 24AD

TAX LOT 500
TAX MAP 4 5 24AD

TAX LOT 600
TAX MAP 4 5 24AD

TAX LOT 700
TAX MAP 4 5 24AD

TAX LOT 800
TAX MAP 4 5 24AD

TAX LOT 900
TAX MAP 4 5 24AD

TAX LOT 1000
TAX MAP 4 5 24AD

TAX LOT 1100
TAX MAP 4 5 24AD

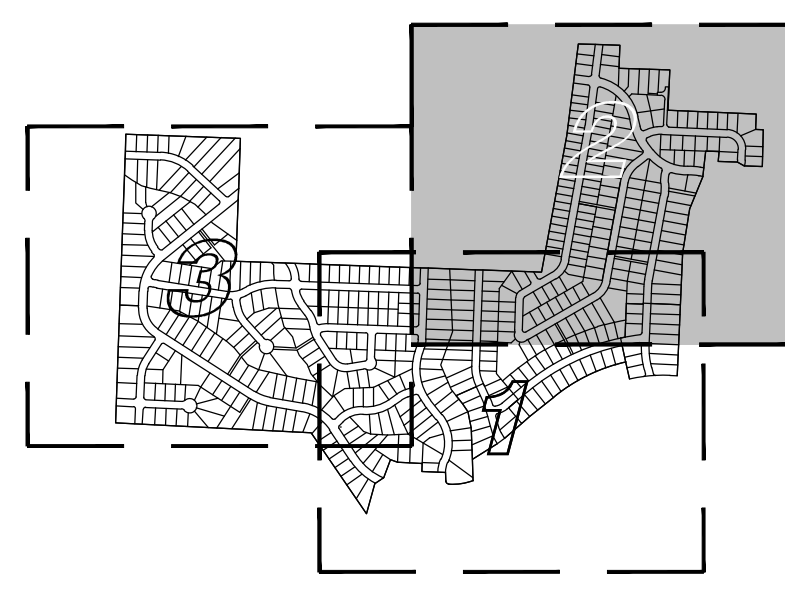
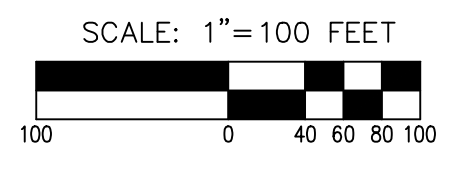
TAX LOT 1200
TAX MAP 4 5 24AD

TAX LOT 1300
TAX MAP 4 5 24AD

TAX LOT 1400
TAX MAP 4 5 24AD

TAX LOT 1500
TAX MAP 4 5 24AD

TAX LOT 4100
TAX MAP 4 5 24AD



AKS
 AKS ENGINEERING & FORESTRY, LLC
 12065 SW HERMAN RD. STE 100
 TULALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
 OREGON
 YAMHILL COUNTY TAX MAP 4 5 24
MCMINNVILLE
 TAX LOT 801

PRELIMINARY STREET PLAN

DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017



RENEWAL DATE: 6/30/18
 REVISIONS

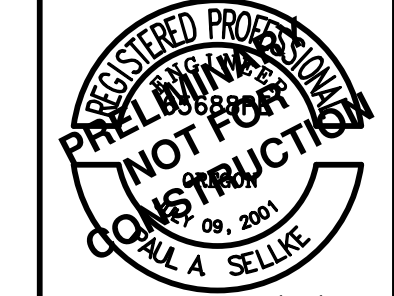
JOB NUMBER
5147
 SHEET
ST-02

**HILLCREST PLANNED
 DEVELOPMENT
 MASTER PLAN UPDATE**

OREGON
 YAMHILL COUNTY TAX MAP 4 5 24
 MCMINNVILLE
 TAX LOT 801

**PRELIMINARY
 STREET PLAN**

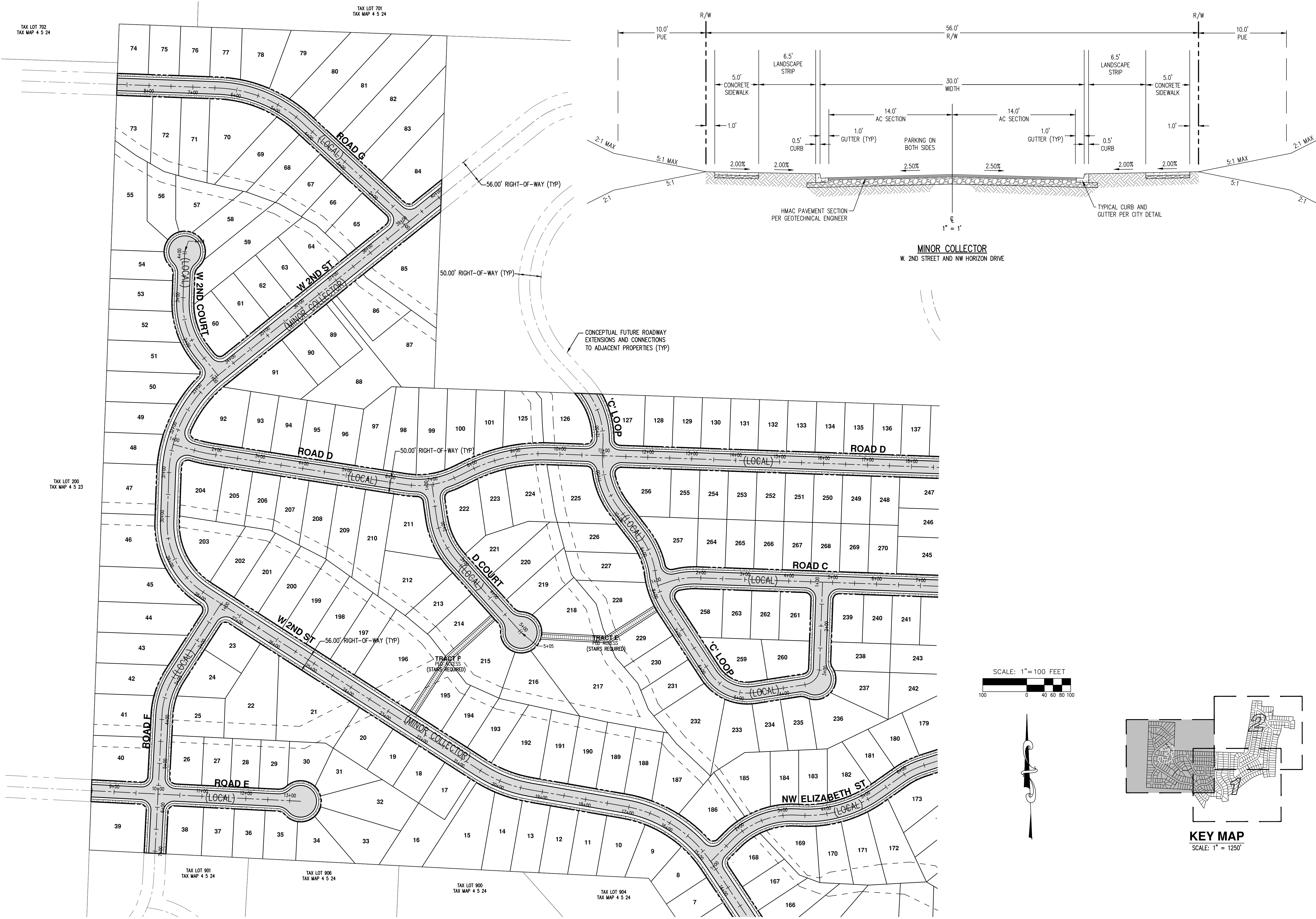
DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017

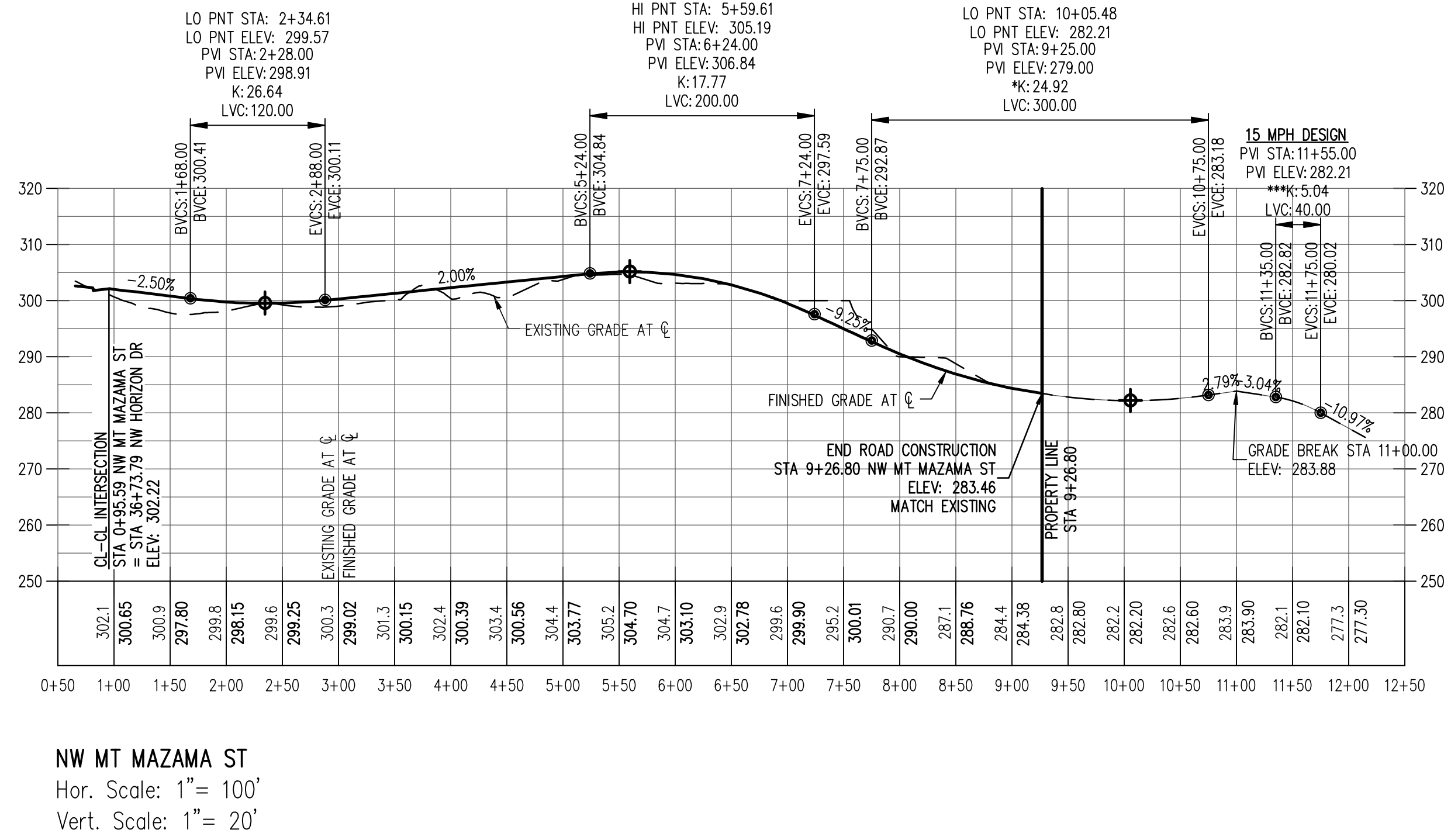
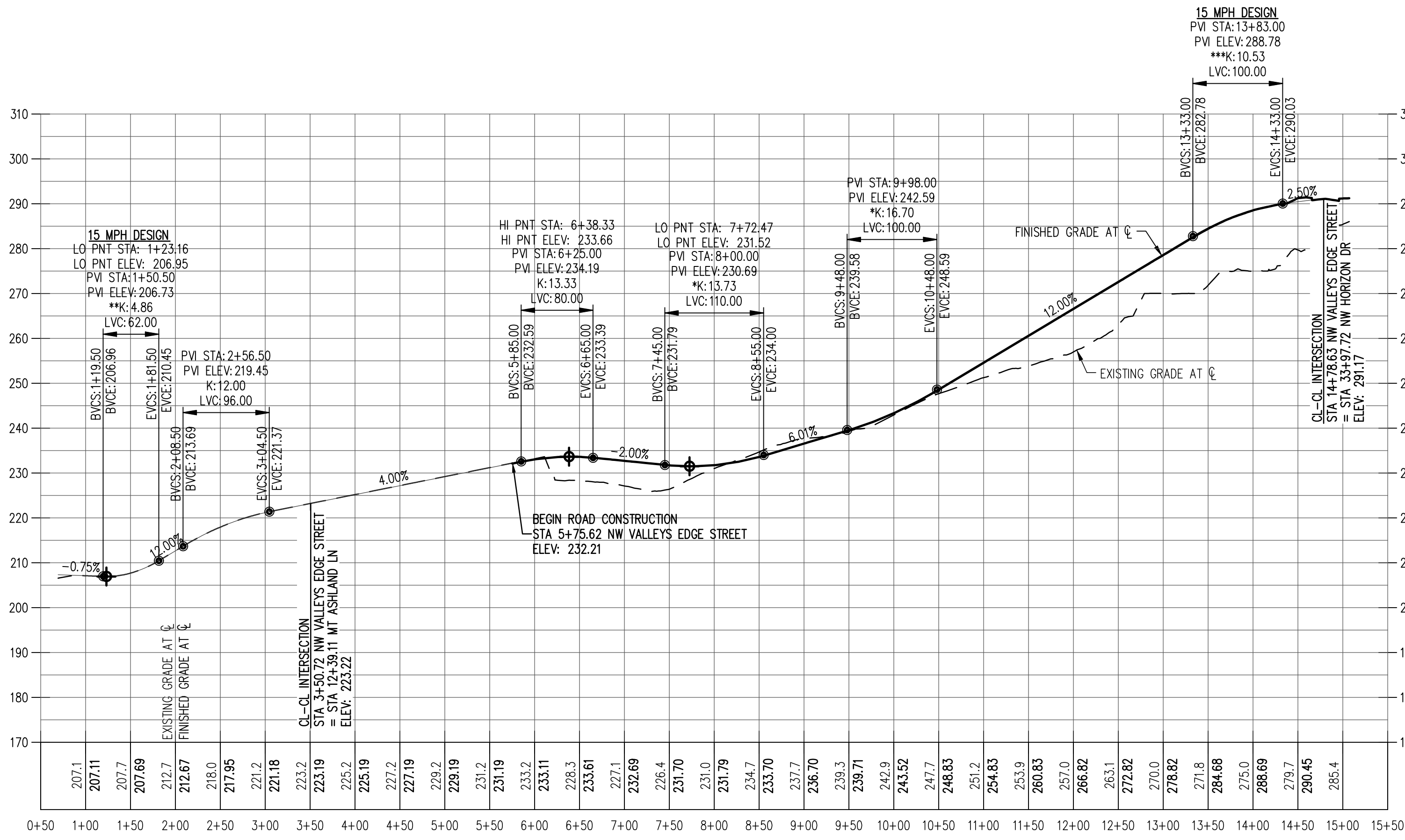


RENEWAL DATE: 6/30/18
 REVISIONS:

JOB NUMBER
5147

SHEET
ST-03



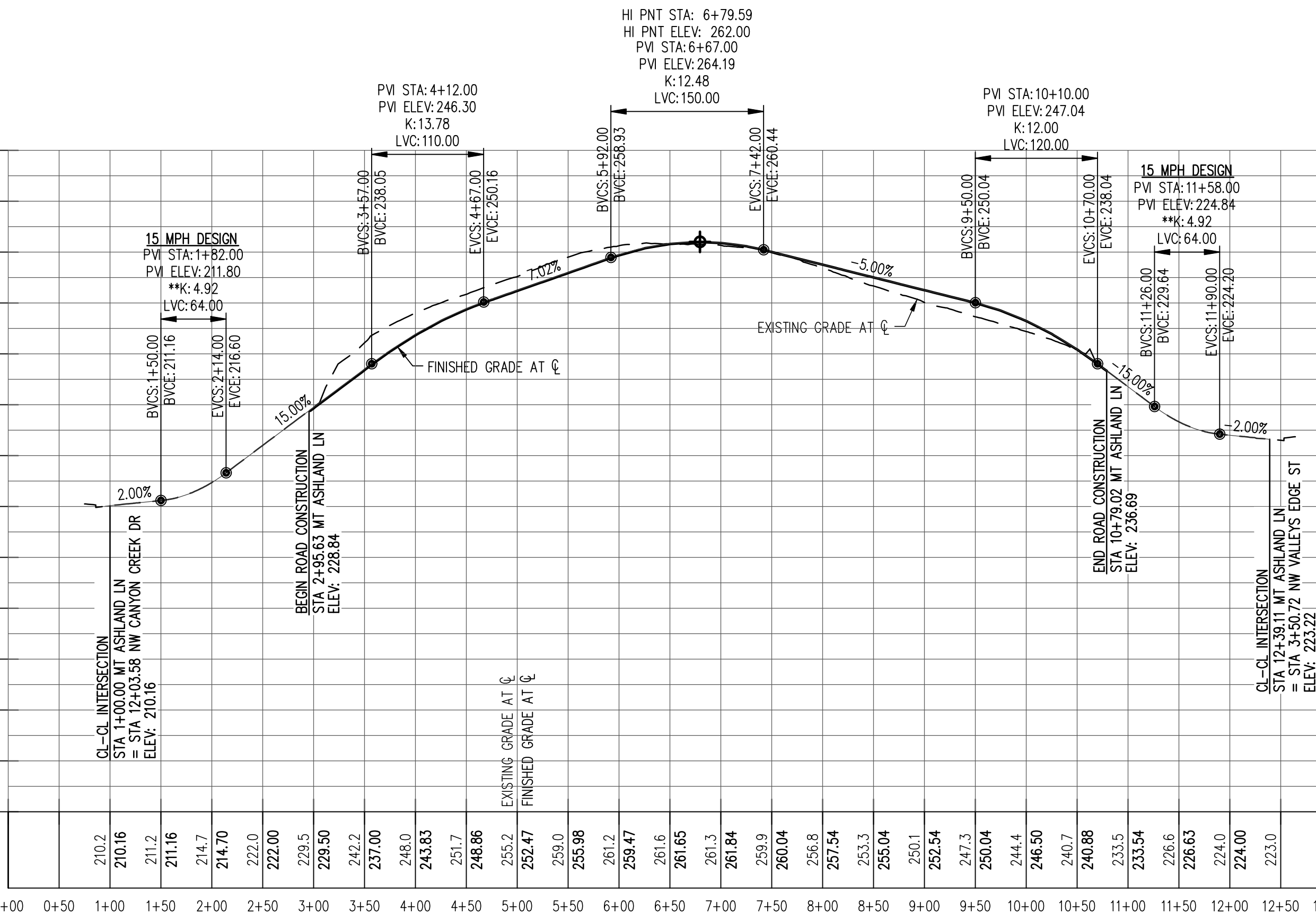
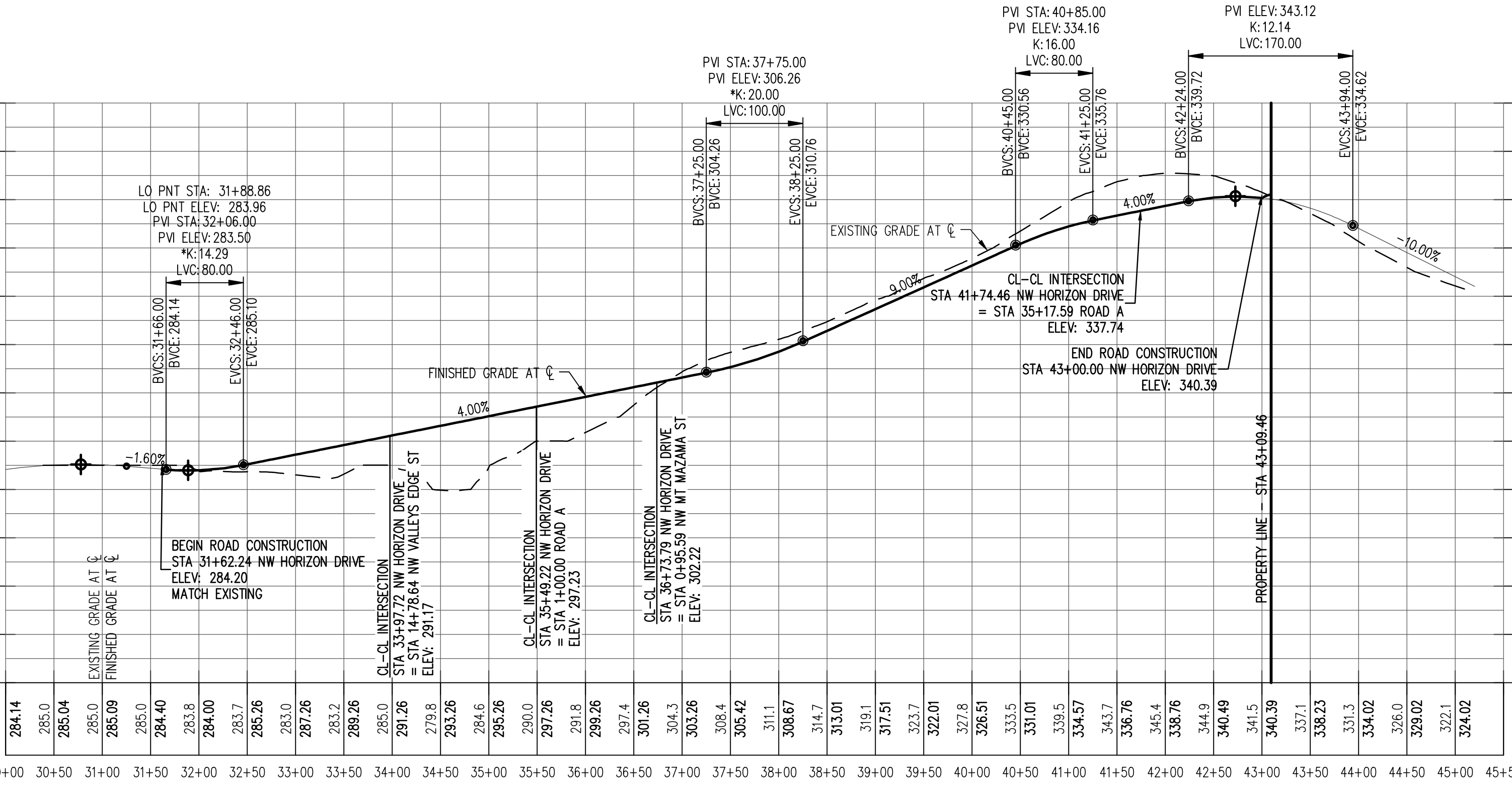


NW VALLEYS EDGE STREET
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'

*SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

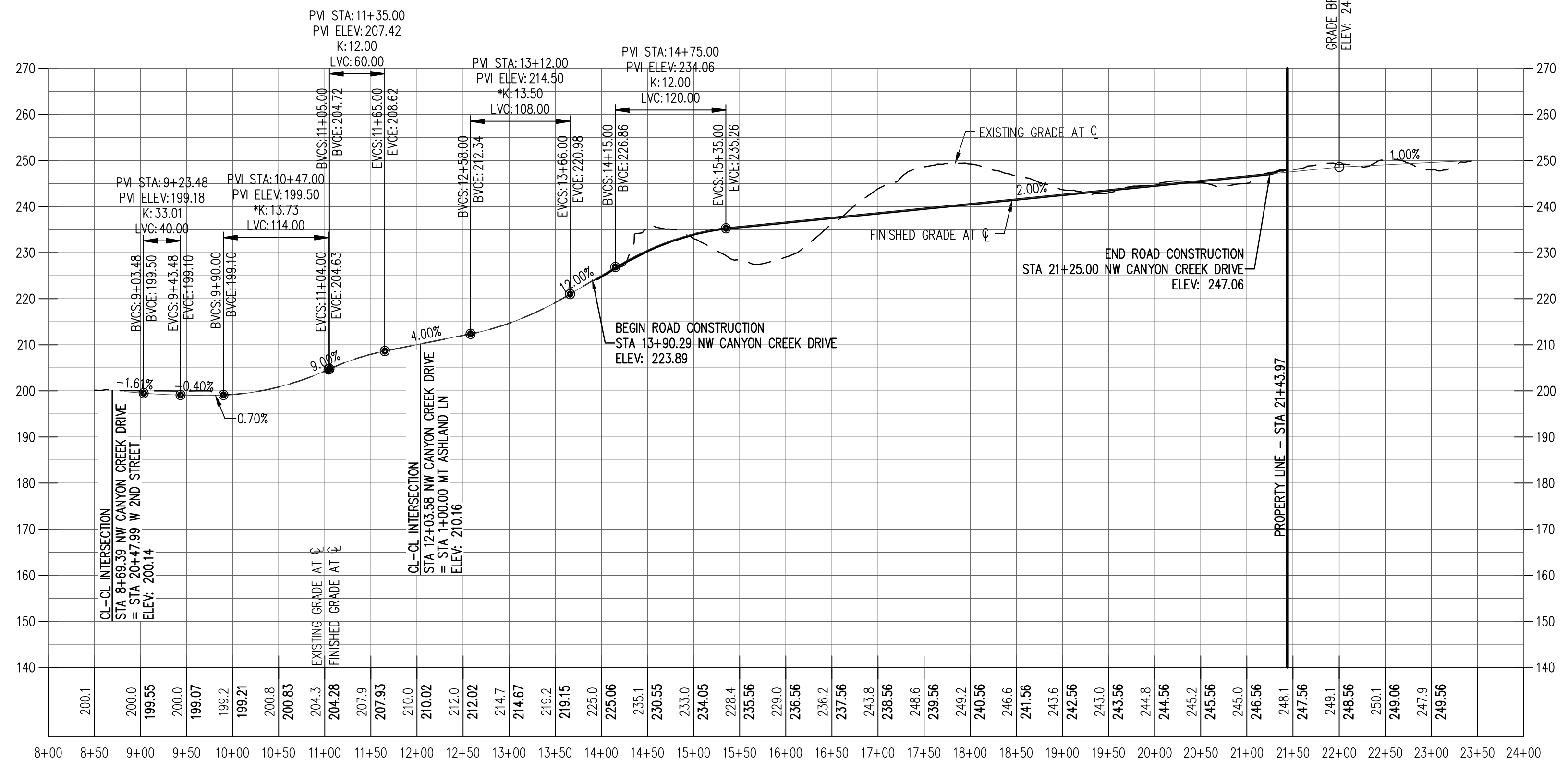
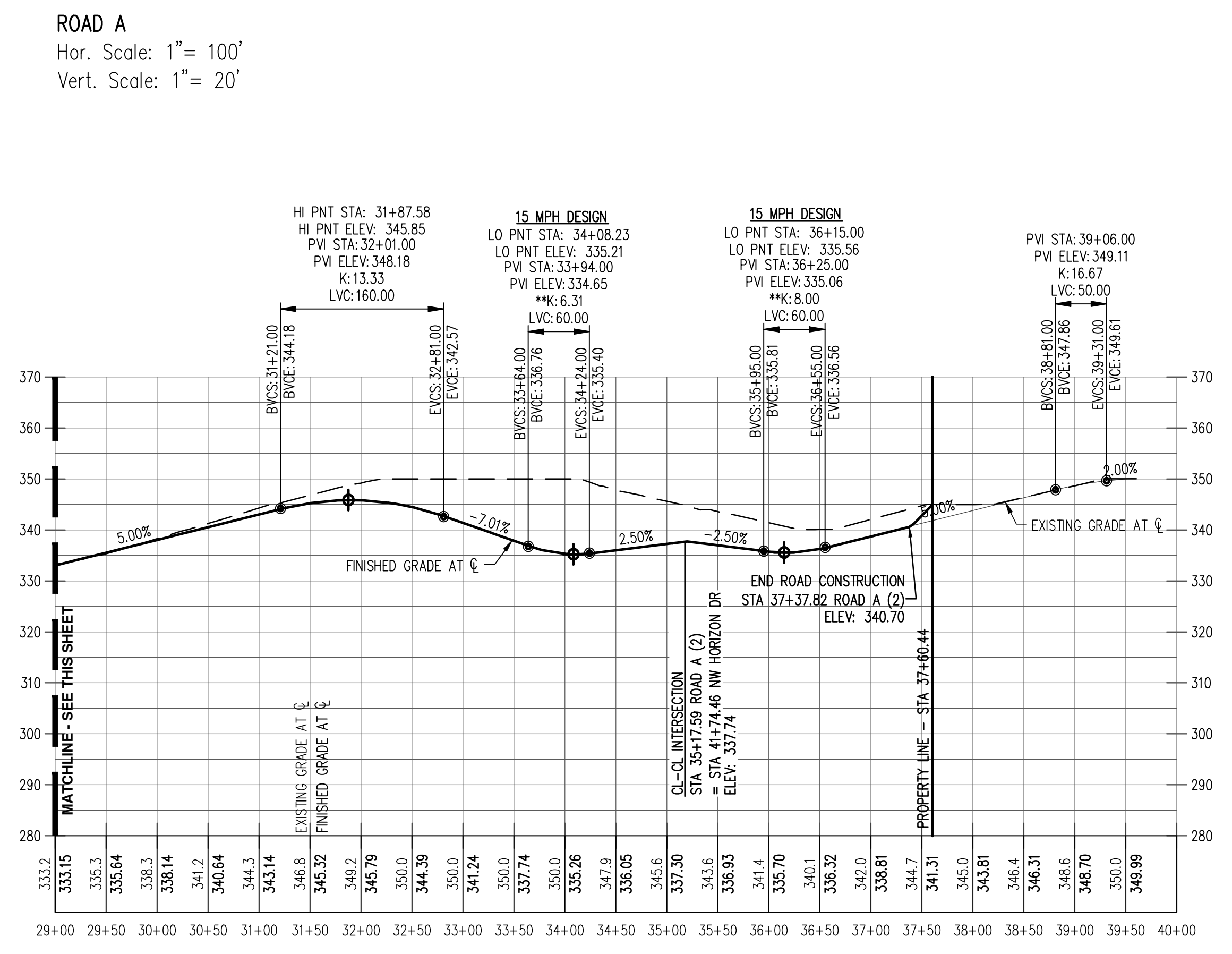
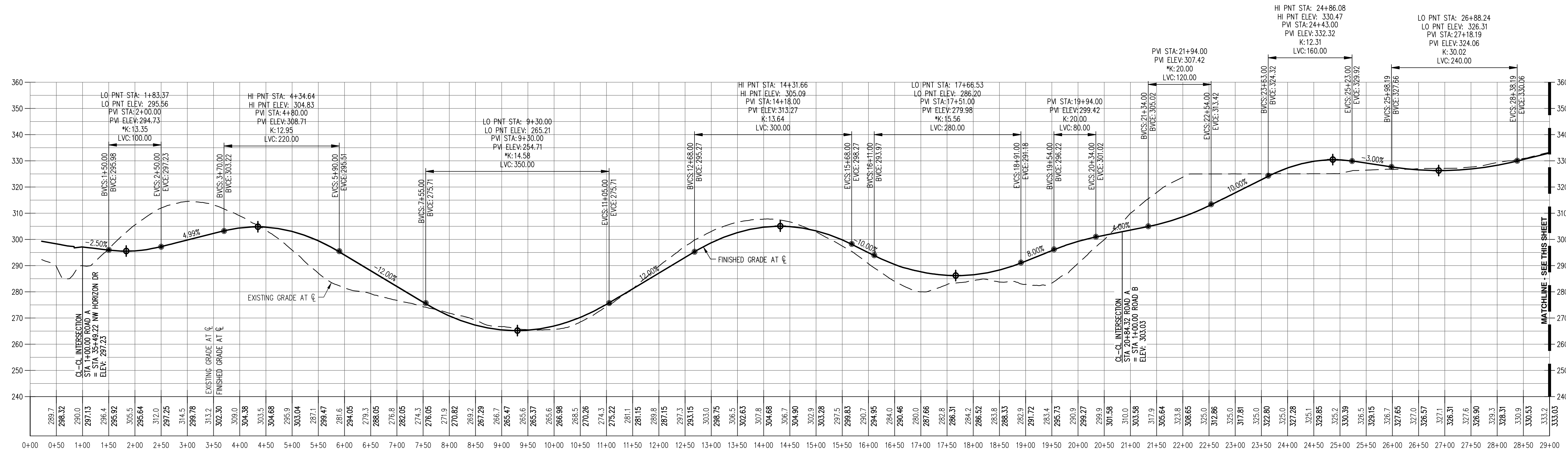
**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

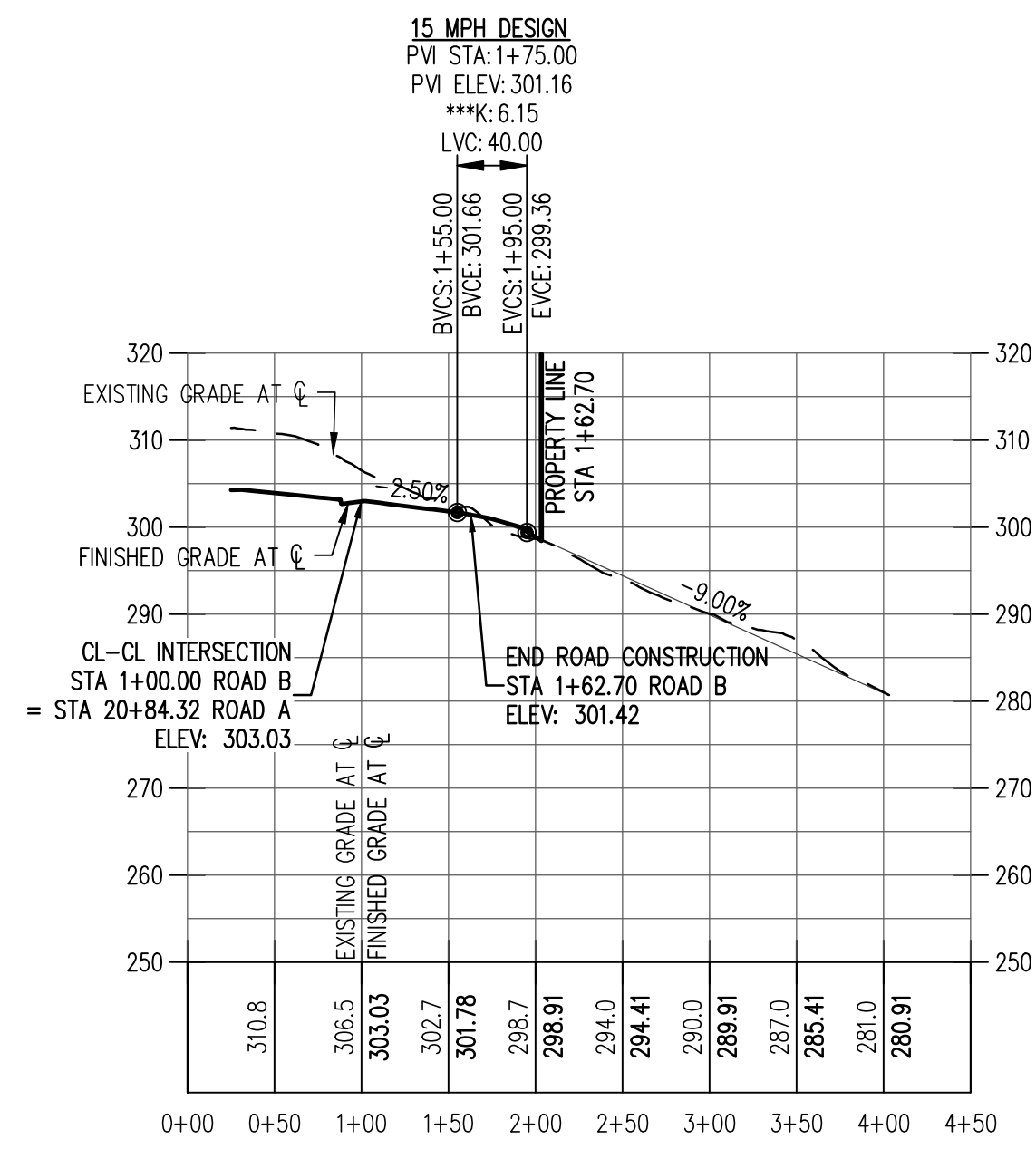
***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS



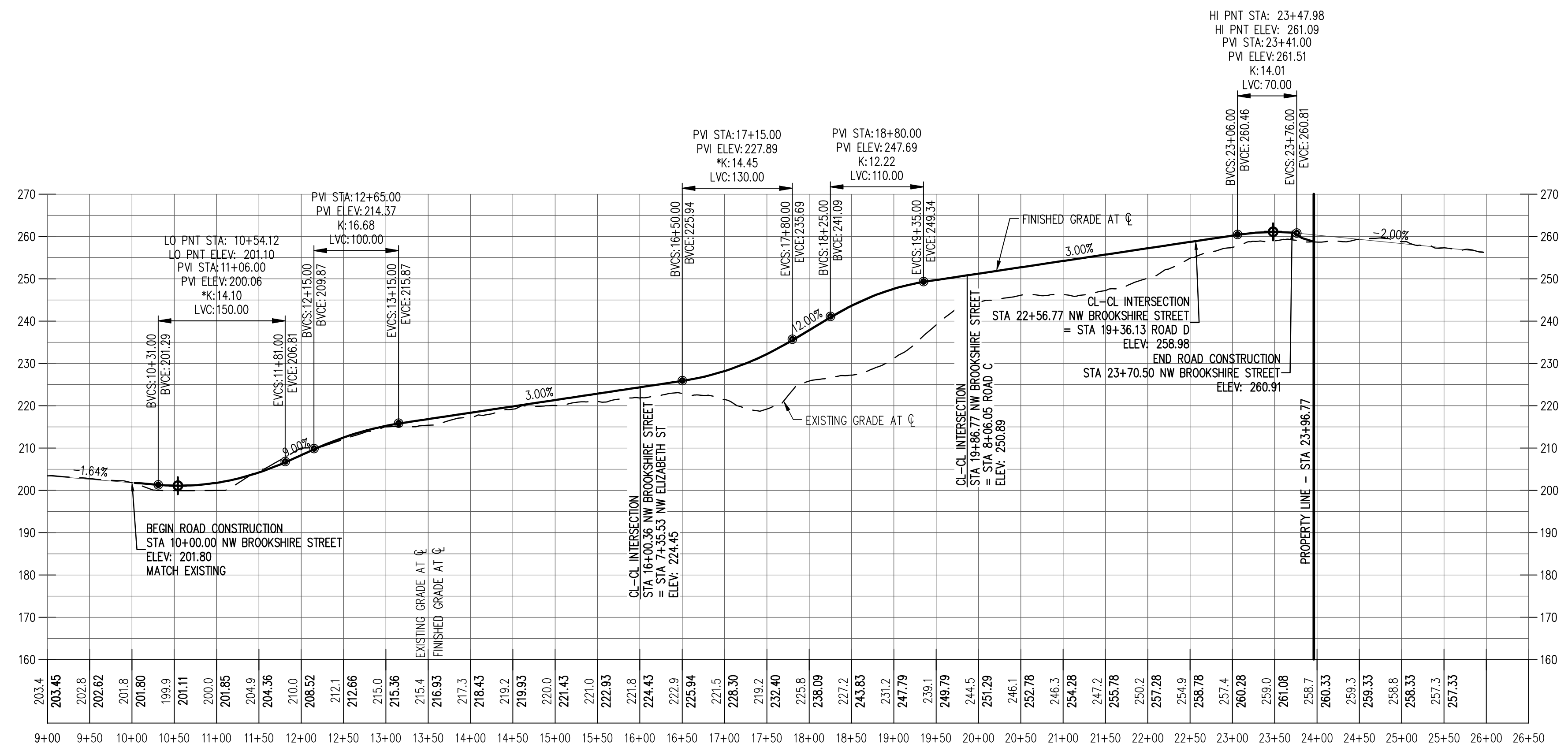
NW HORIZON DRIVE
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'

MT ASHLAND LN
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'



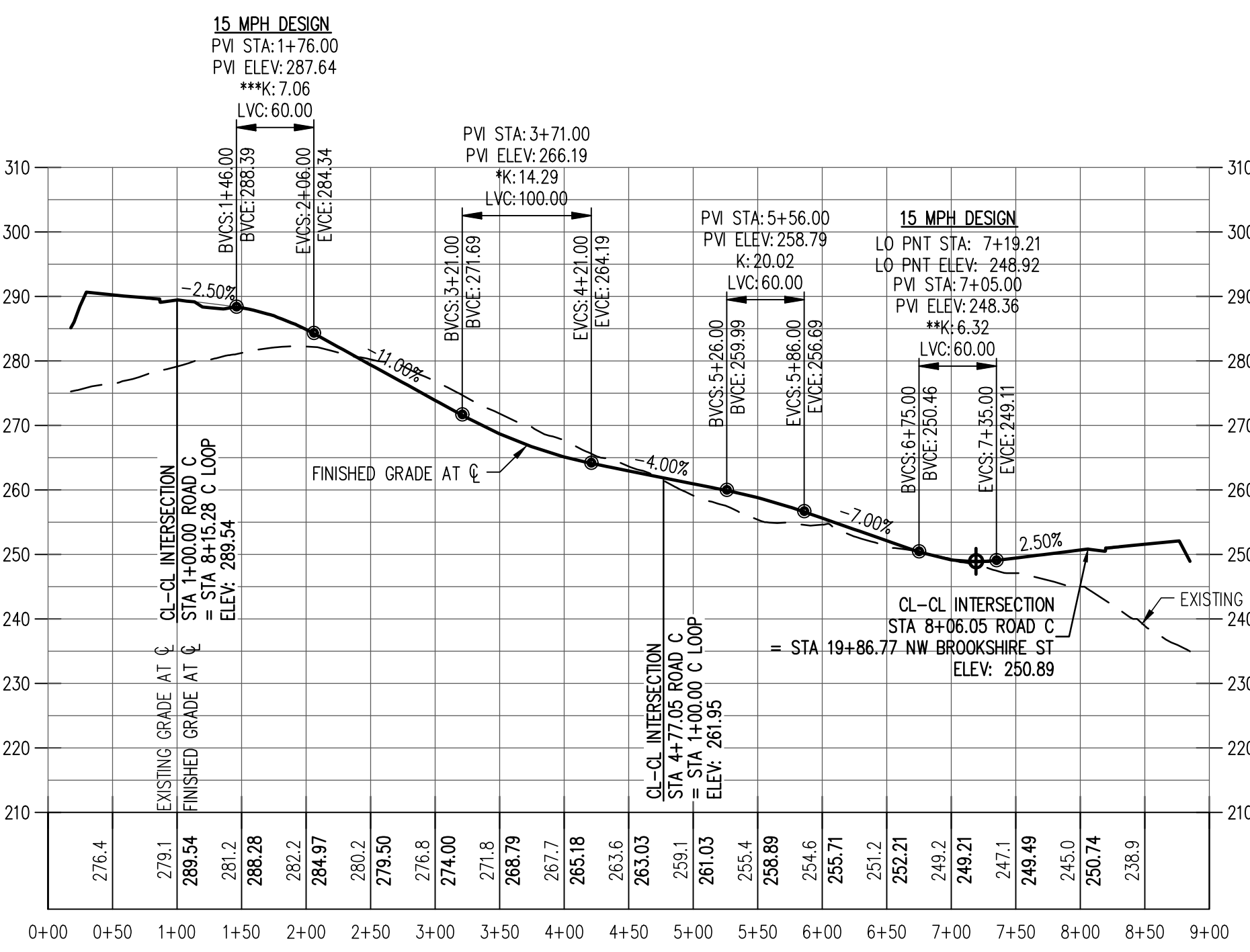


ROAD B
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

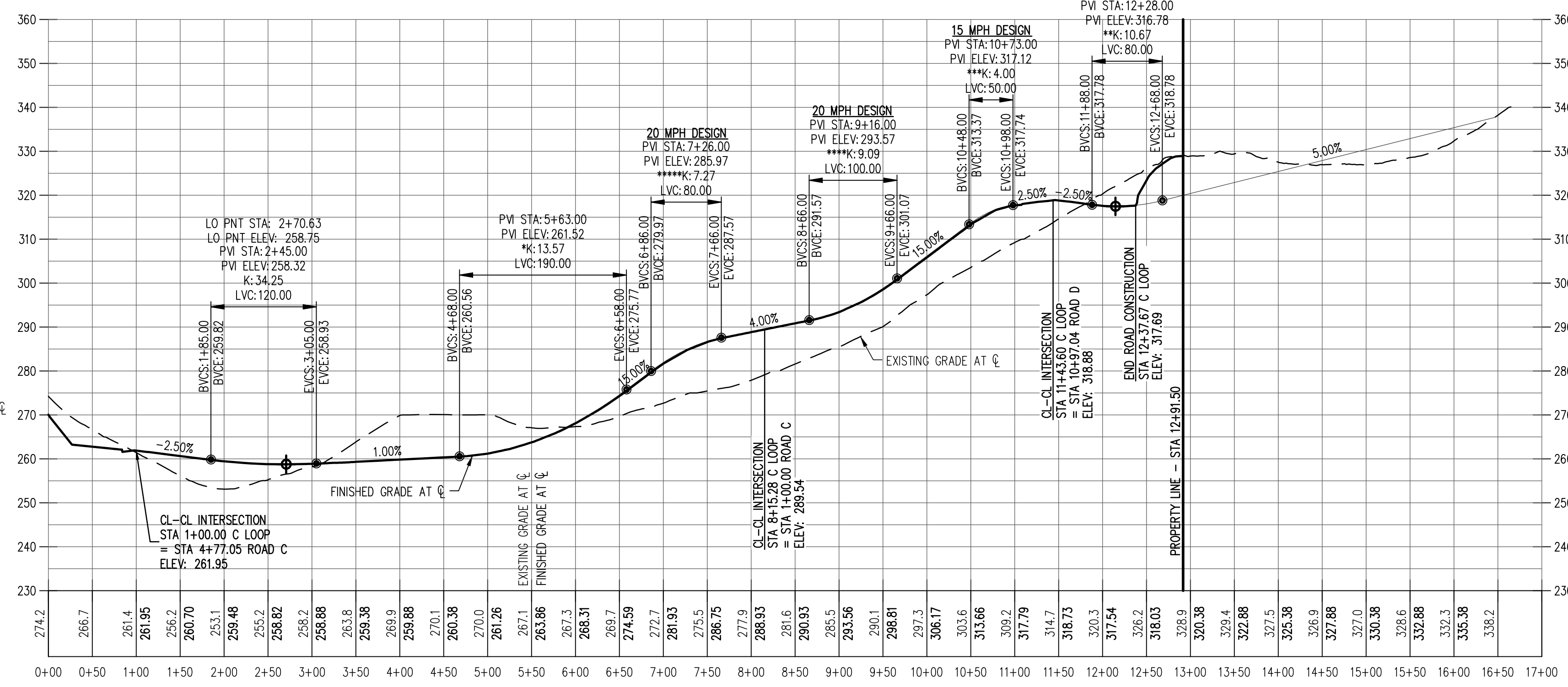


NW BROOKSHIRE STREET
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

*SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
 **SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
 ***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS
 ****SAG VERTICAL CURVE MEETS 20 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
 *****CREST VERTICAL CURVE MEETS 20 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS



ROAD C
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



C LOOP
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

**HILLCREST PLANNED
 DEVELOPMENT
 MASTER PLAN UPDATE**

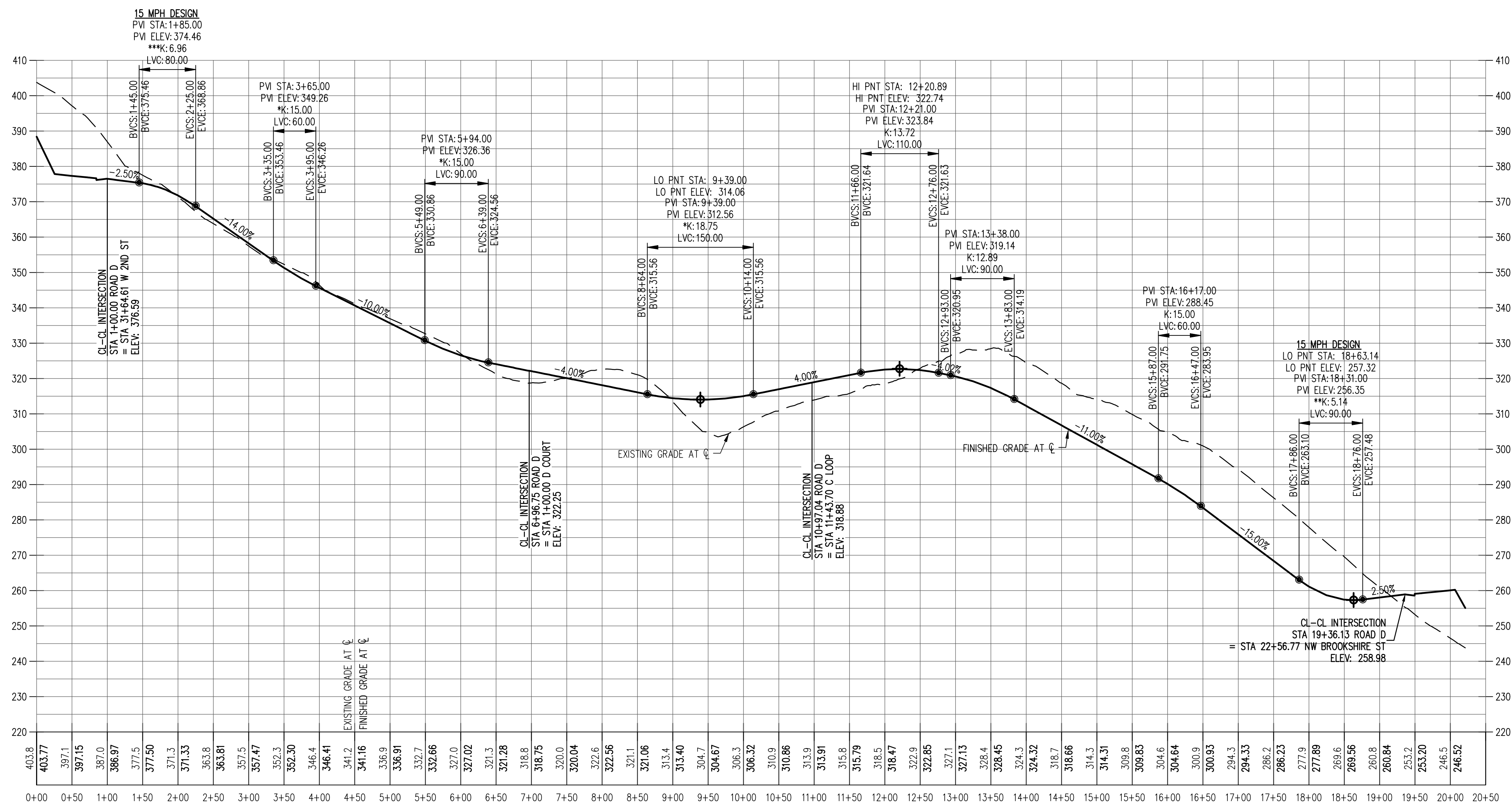
OREGON
 YAMHILL COUNTY TAX MAP 4 5 24
McMINNVILLE
 TAX LOT 801

**PRELIMINARY STREET
 PROFILES**

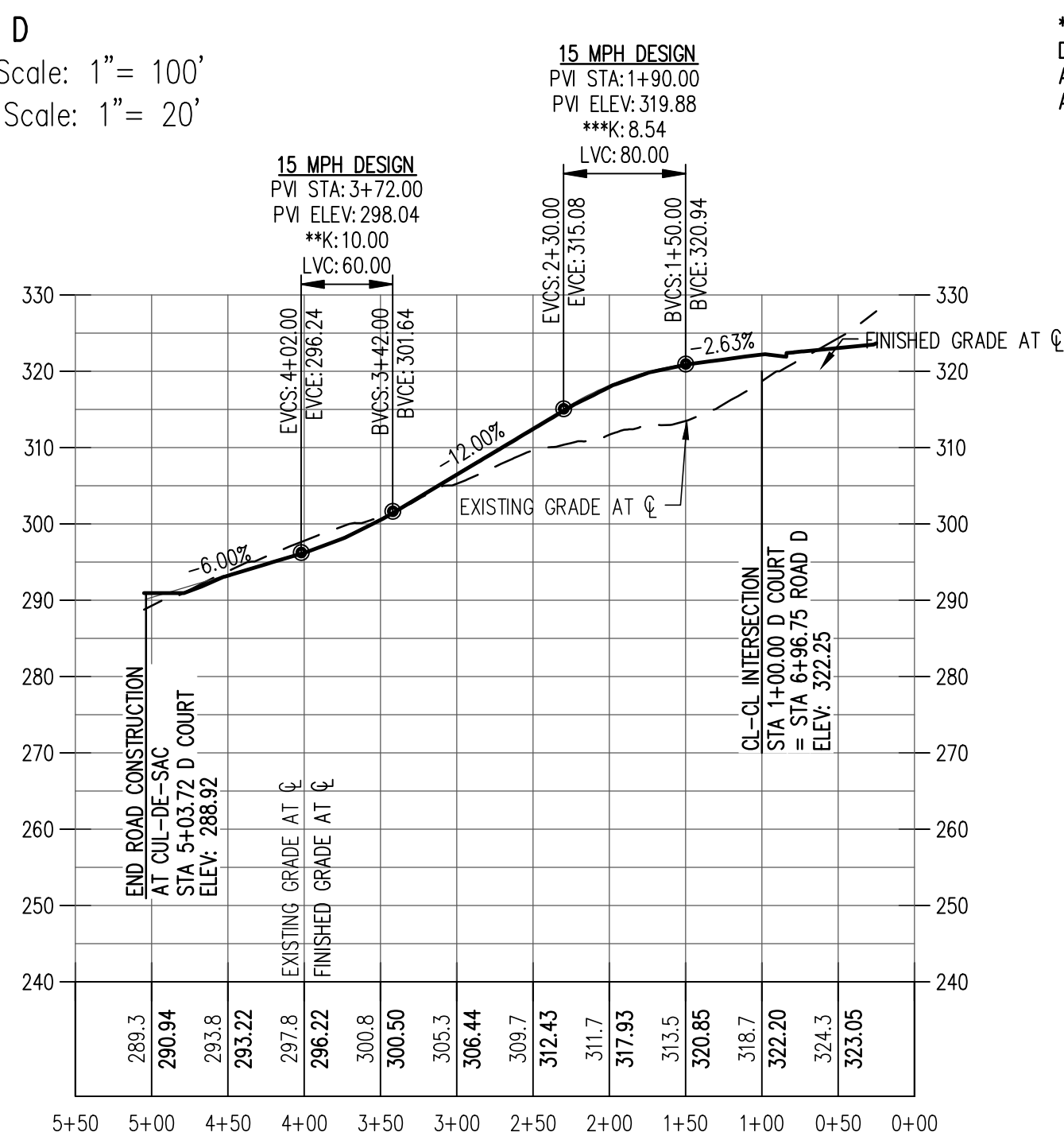
DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017

 RENEWAL DATE: 6/30/18

JOB NUMBER
5147
 SHEET
SP-03



ROAD D
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



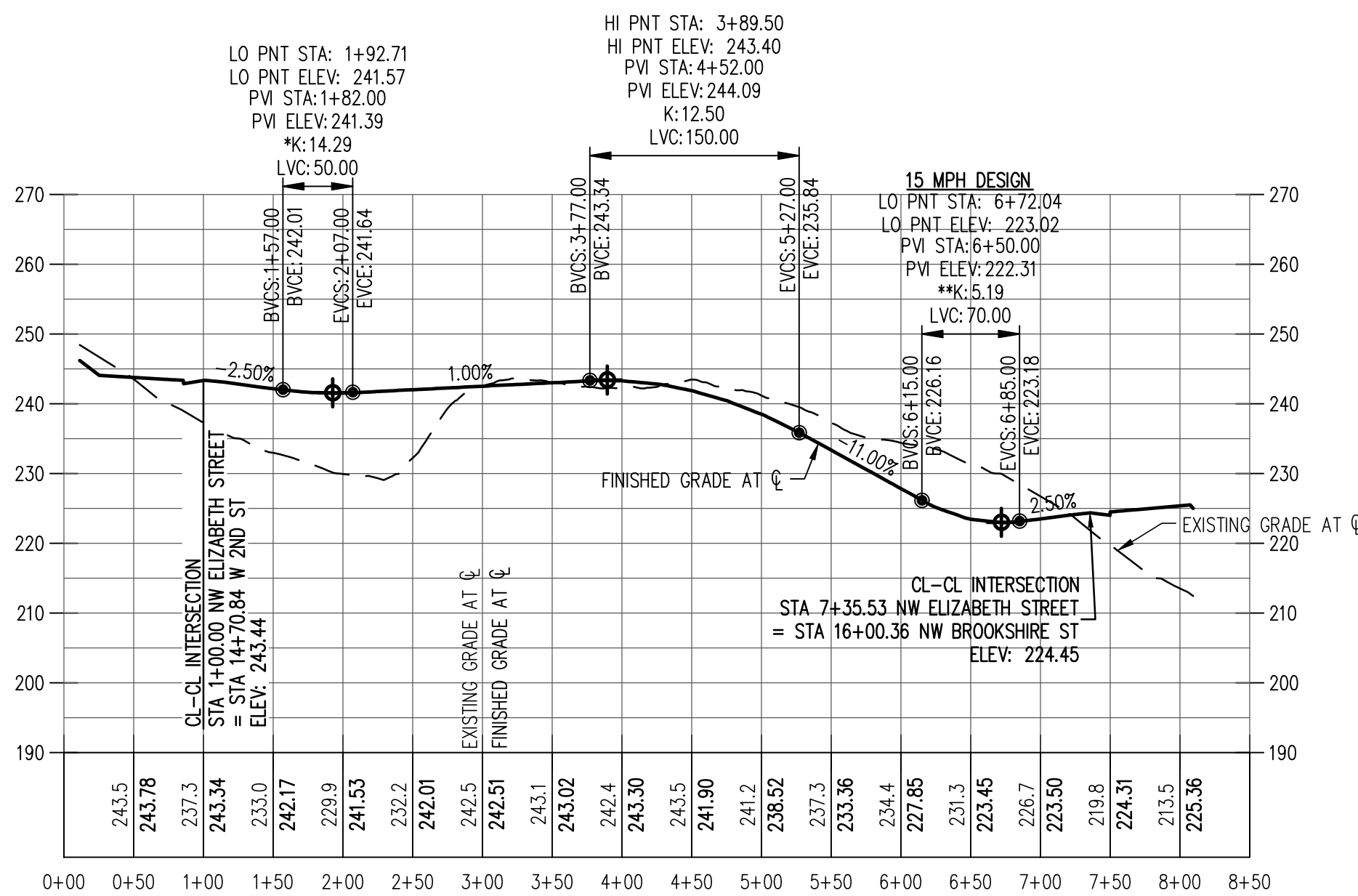
D COURT
 STA 0+00.00 - STA 5+50.00
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

**SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

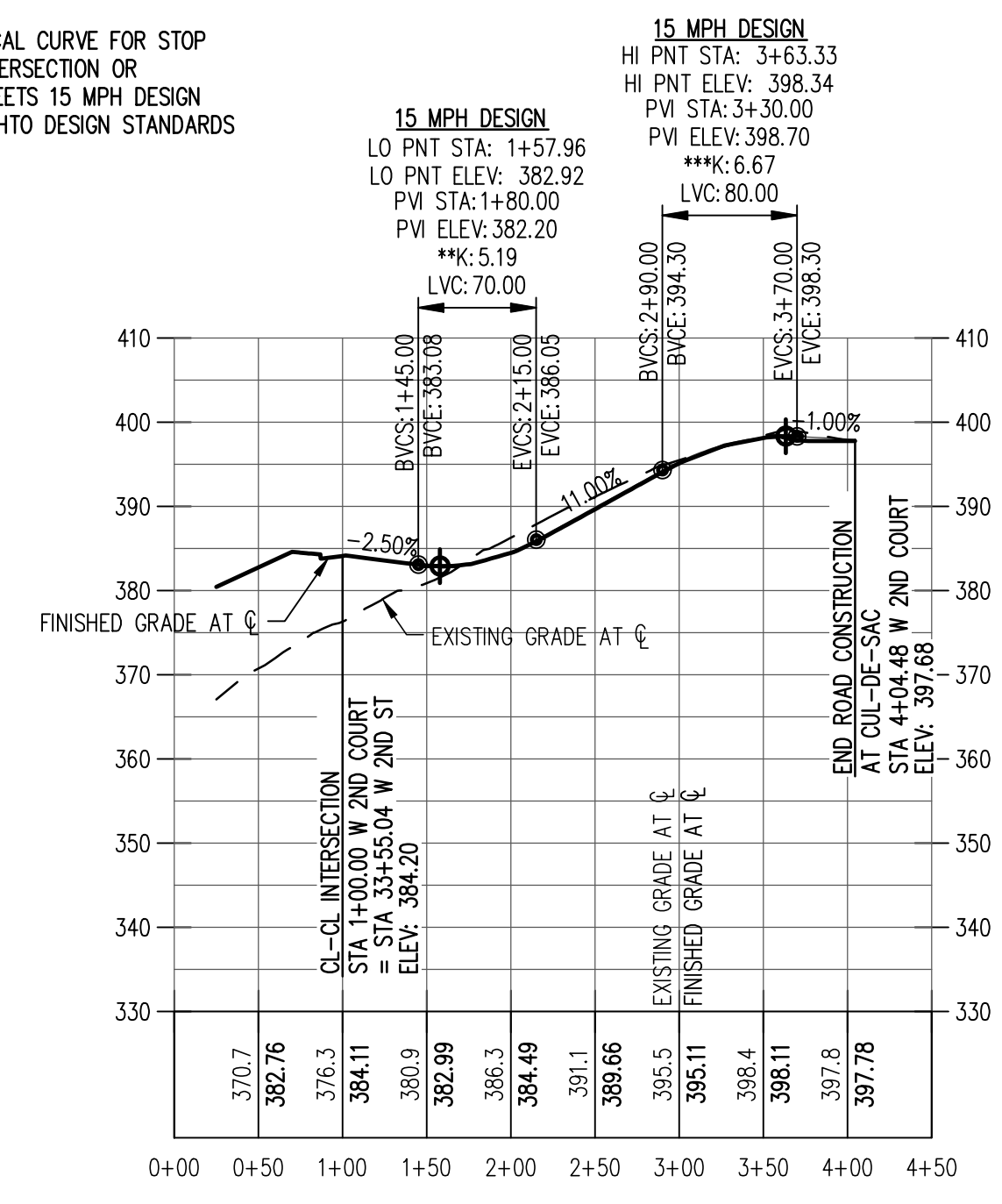
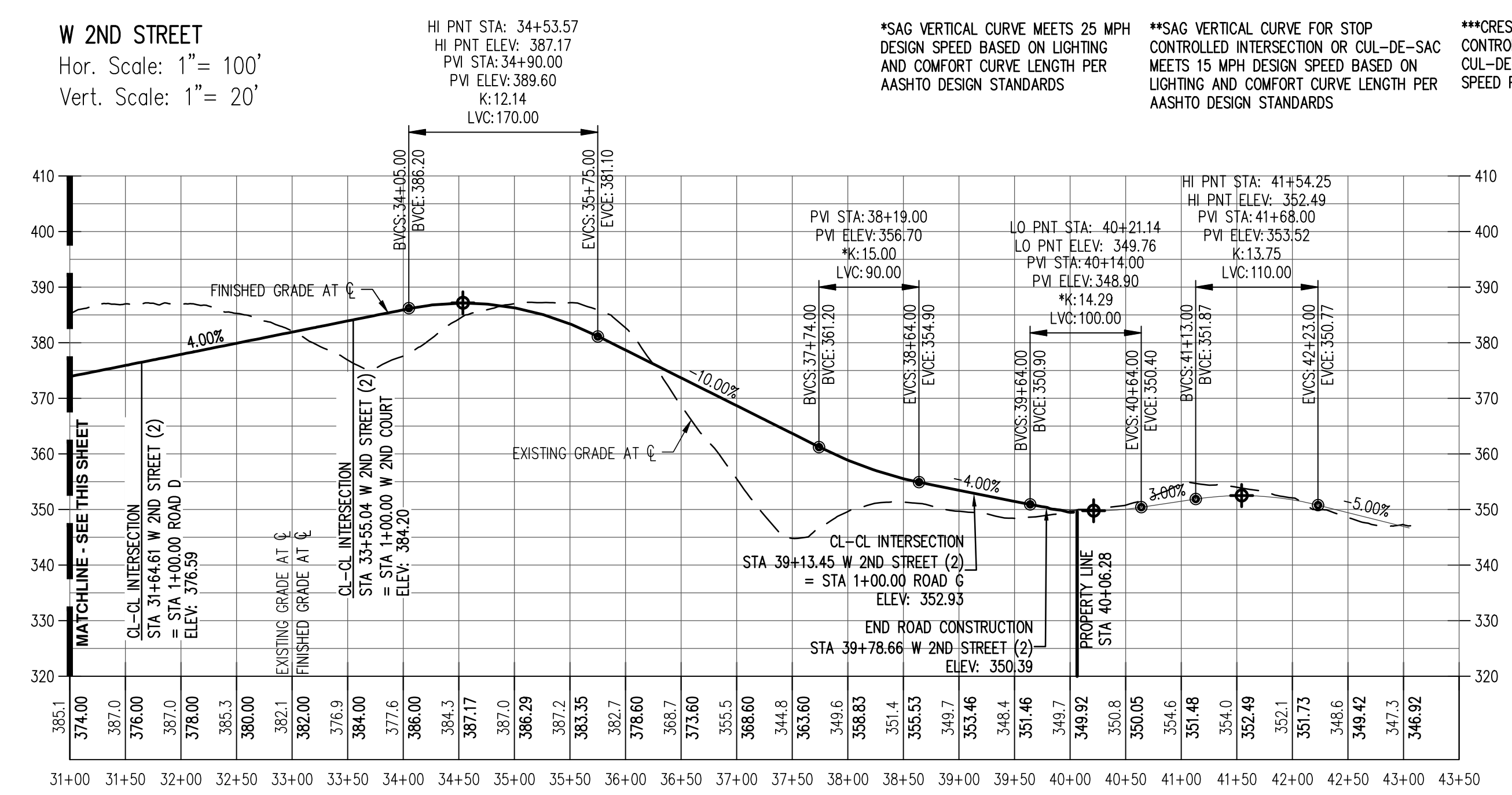
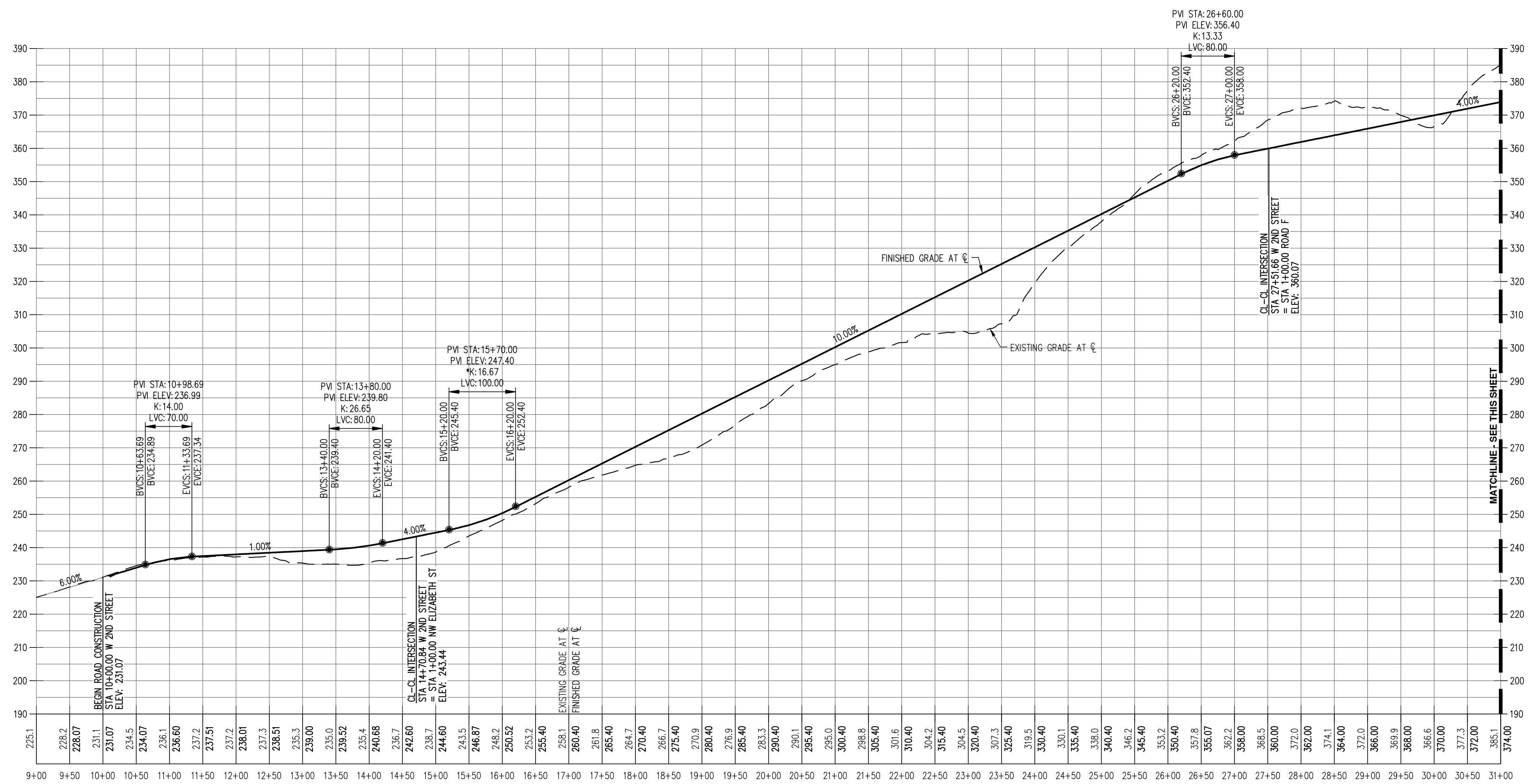
**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

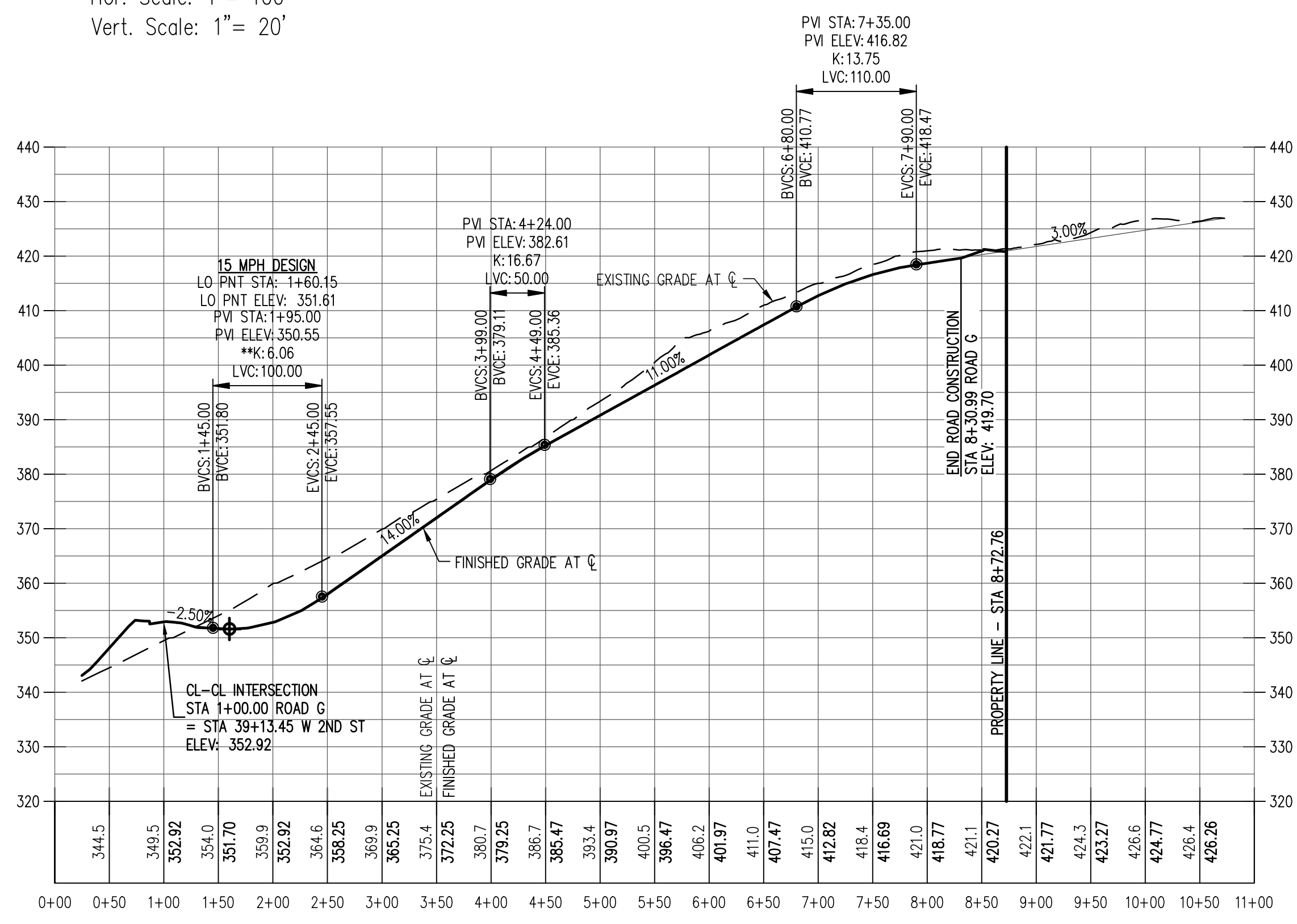
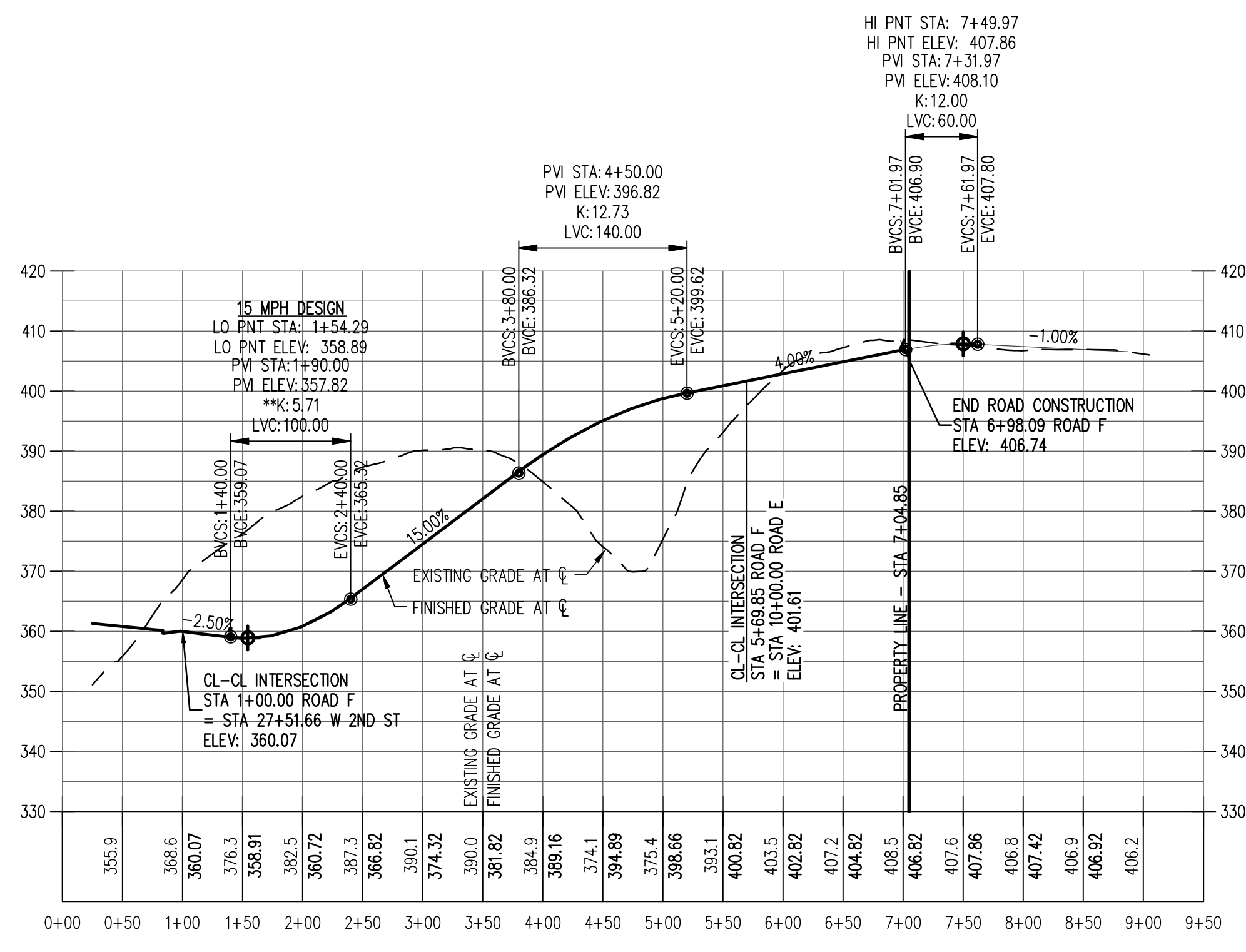
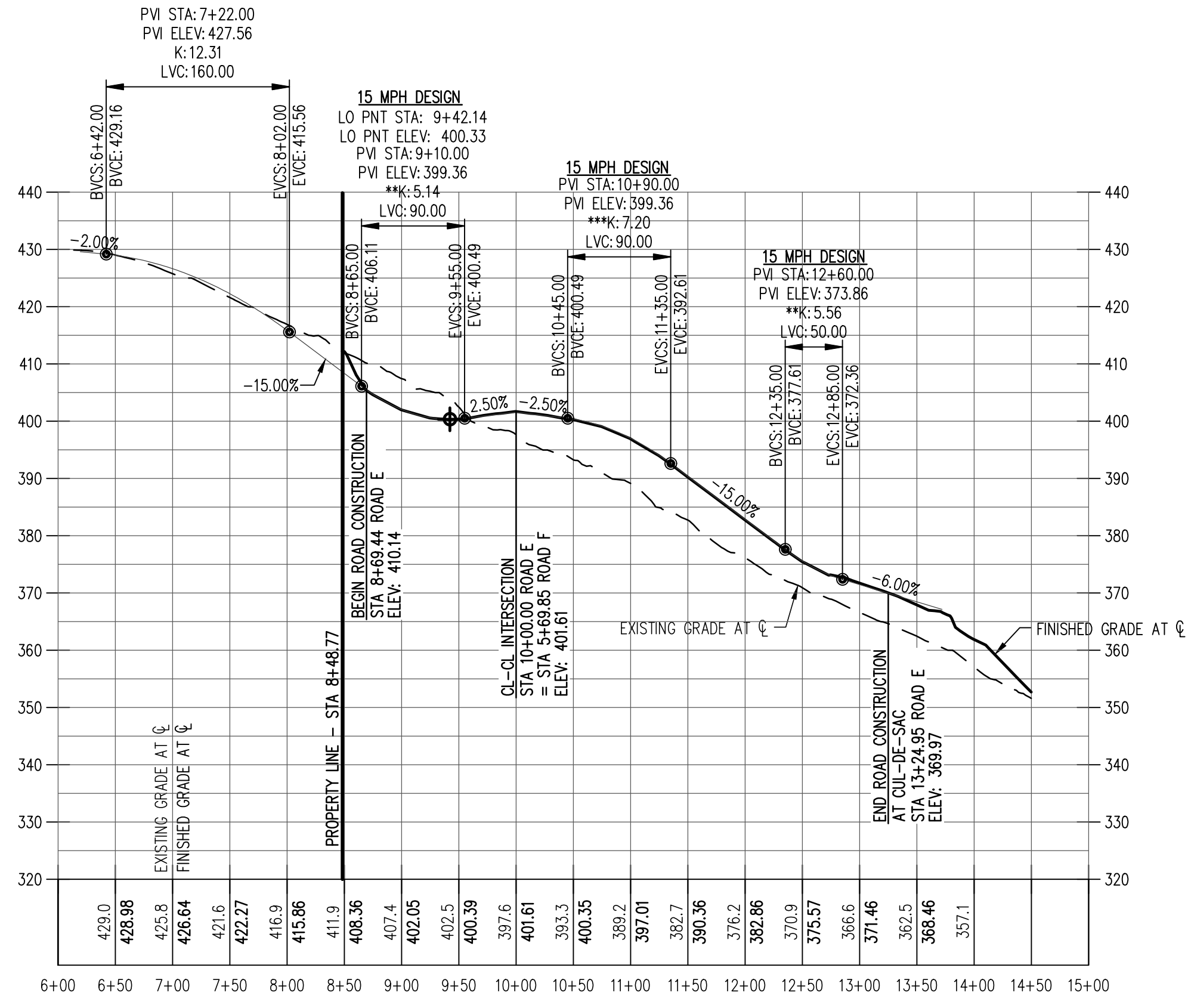
**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS



NW ELIZABETH STREET
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'





*SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
 **SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
 ***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS