

HAZELIA LIVING

TL 01000, SEC. 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.
CITY OF LAKE OSWEGO, CLACKAMAS COUNTY, OREGON

GROSS ACREAGE: 6.01 AC

BENCHMARK:

CLACKAMAS COUNTY BENCHMARK NO.11N-1,
A BRASS DISK SET IN CURB, NE CORNER
OF OVERLOOK DRIVE AND TREE TOP LANE.

ELEVATION DATUM: NGVD 29, ELEVATION = 491.709

UTILITIES & SERVICES:

WATER:	CITY OF LAKE OSWEGO WATER
STORM:	CITY OF LAKE OSWEGO
SEWER:	CITY OF LAKE OSWEGO
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	LAKE OSWEGO FIRE DEPT.
POLICE:	LAKE OSWEGO POLICE DEPT.
SCHOOL:	LAKE OSWEGO SCHOOL DISTRICT
PARKS:	CITY OF LAKE OSWEGO
PHONE/FIBER:	ZIPLY
WASTE DISPOSAL:	REPUBLIC SERVICES
PHONE:	COMCAST

APPLICANT / OWNER:

HEITMAN ALLEN GROUP
16998 GREENTREE AVENUE
LAKE OSWEGO, OR 97034
[P] 503-519-4684
CONTACT: KEN ALLEN

PLANNER:

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: ARVA HUSSAIN /
STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JAKI HUNT, PE

SURVEYOR:

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS GRIFFIN, PLS

LANDSCAPE ARCHITECT:

SHAPIRO DIDWAY, INC.
1204 SE WATER AVENUE SUITE 21
PORTLAND, OR 97214
[P] 503-232-0520
CONTACT: JESSEL CHAMPOUX, SR ASSOCIATE

GEOTECHNICAL ENGINEER:

CORE GEOENGINEERING
4207 SE WOODSTOCK BLVD,
PORTLAND, OR, USA
[P] 503-509-9115

NATURAL RESOURCE CONSULTANT:

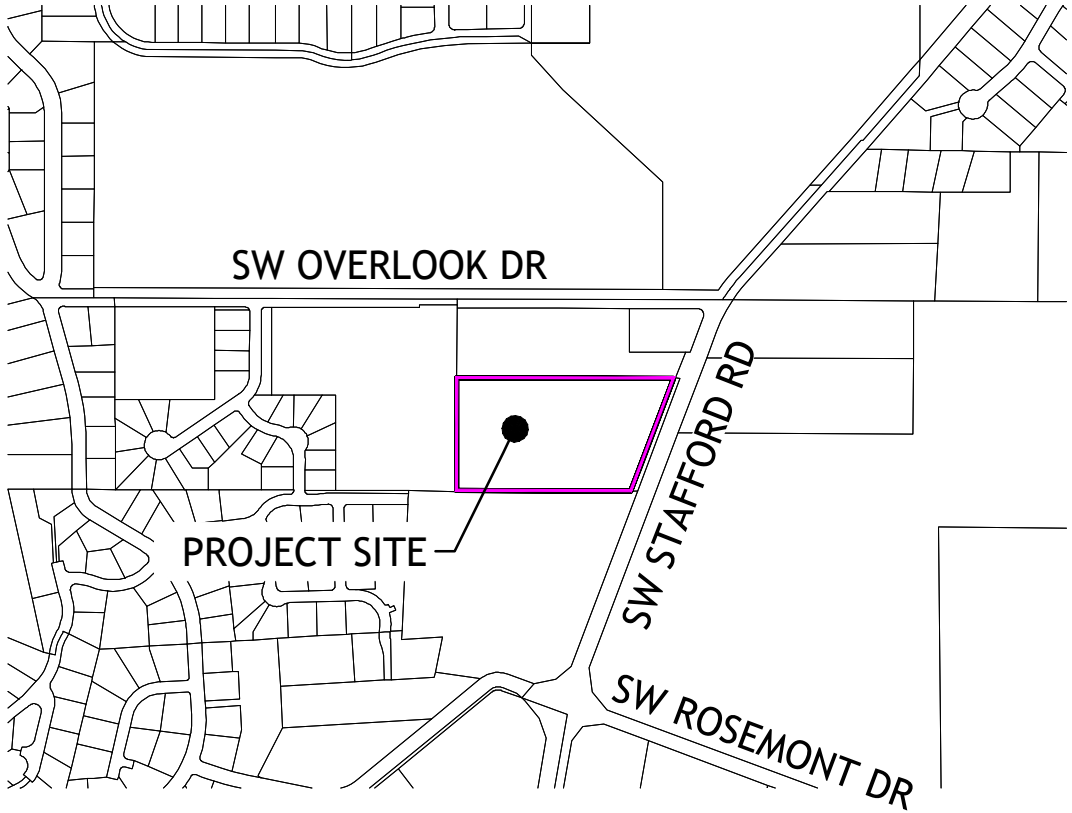
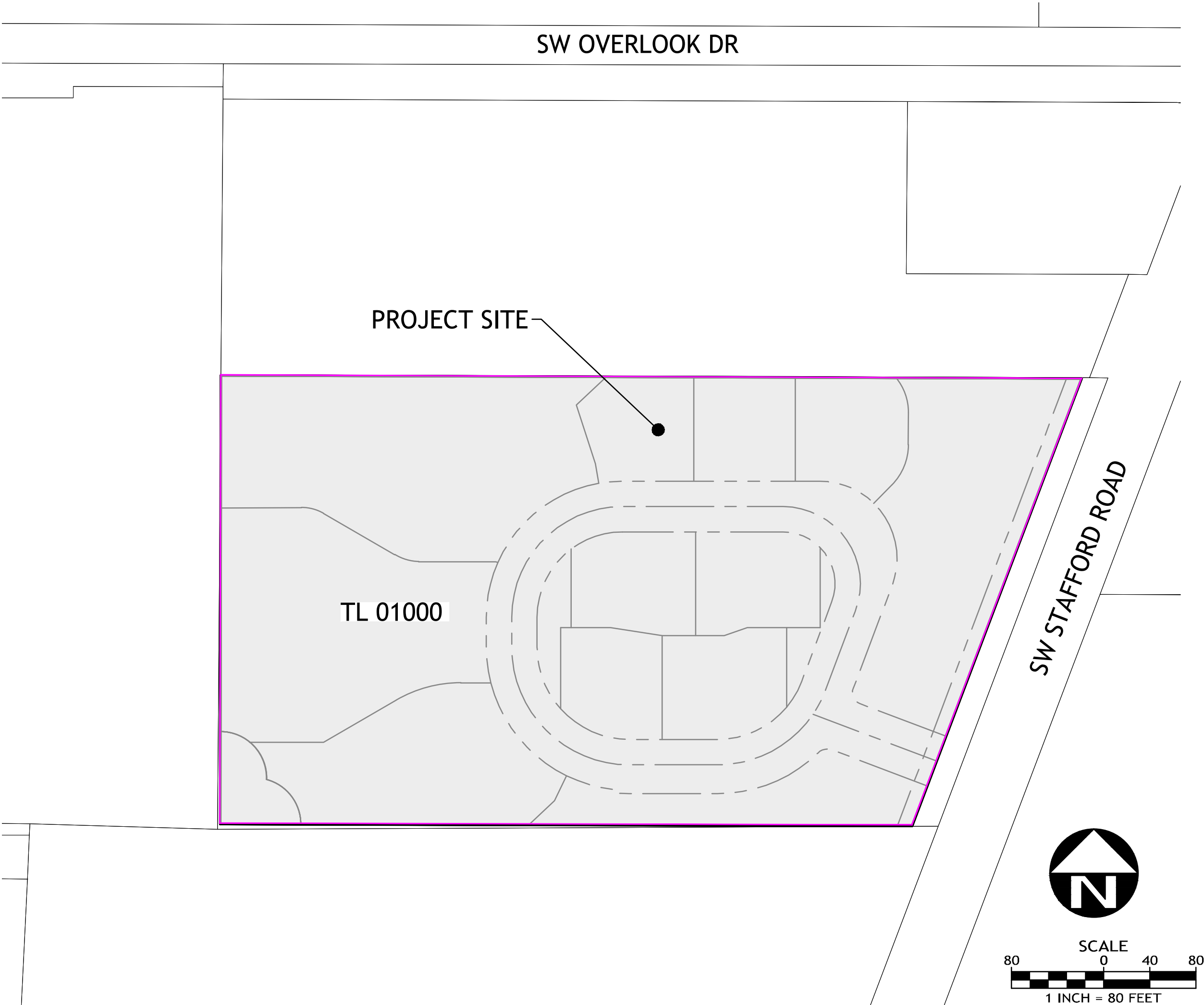
SCHOTT & ASSOCIATES
ECOLOGISTS & WETLAND SPECIALIST
PO BOX 589, AURORA, OR 97002
[P] 503-224-0333
CONTACT: KIM CARTWRIGHT
WETLAND ECOLOGIST & GIS ANALYST

TRAFFIC ENGINEER:

LANCASTER MOBLEY
1130 SW MORRISON STREET, STE 318
PORTLAND, OR 97205
[P] 503-248-0313
CONTACT: MYLA CROSS

ARBORIST:

TODD PRAGER & ASSOCIATES, LLC
601 ATWATER ROAD
LAKE OSWEGO, OR 97034
[P] 971-295-4835
CONTACT: TODD PRAGER, RCA, ISA BCMA, AICP



VICINITY MAP

SHEET INDEX

- 1.0 COVER SHEET
- 2.0 EXISTING CONDITIONS
- 3.0 CONCEPTUAL SITE PLAN
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- 12.1 PRELIMINARY OFFSITE SANITARY SEWER PLAN
- 13.0 PRELIMINARY WATER PLAN

PCD

PACIFIC COMMUNITY DESIGN

12564 SW Main Street Tigard, OR 97223

[T] 503-941-9484

SD

SHAPIRO DIDWAY

1204 SE Water Ave
Portland, Oregon 97214
+1 503 232 0520
www.shaprodidway.com

MILBRANDT

ARCHITECTS

1ST SUBMITTAL: 06/10/2025

REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA LIVING

COVER SHEET

PROJECT NO.:	156001
TYPE:	PLANNING
REVIEWED BY:	JMH

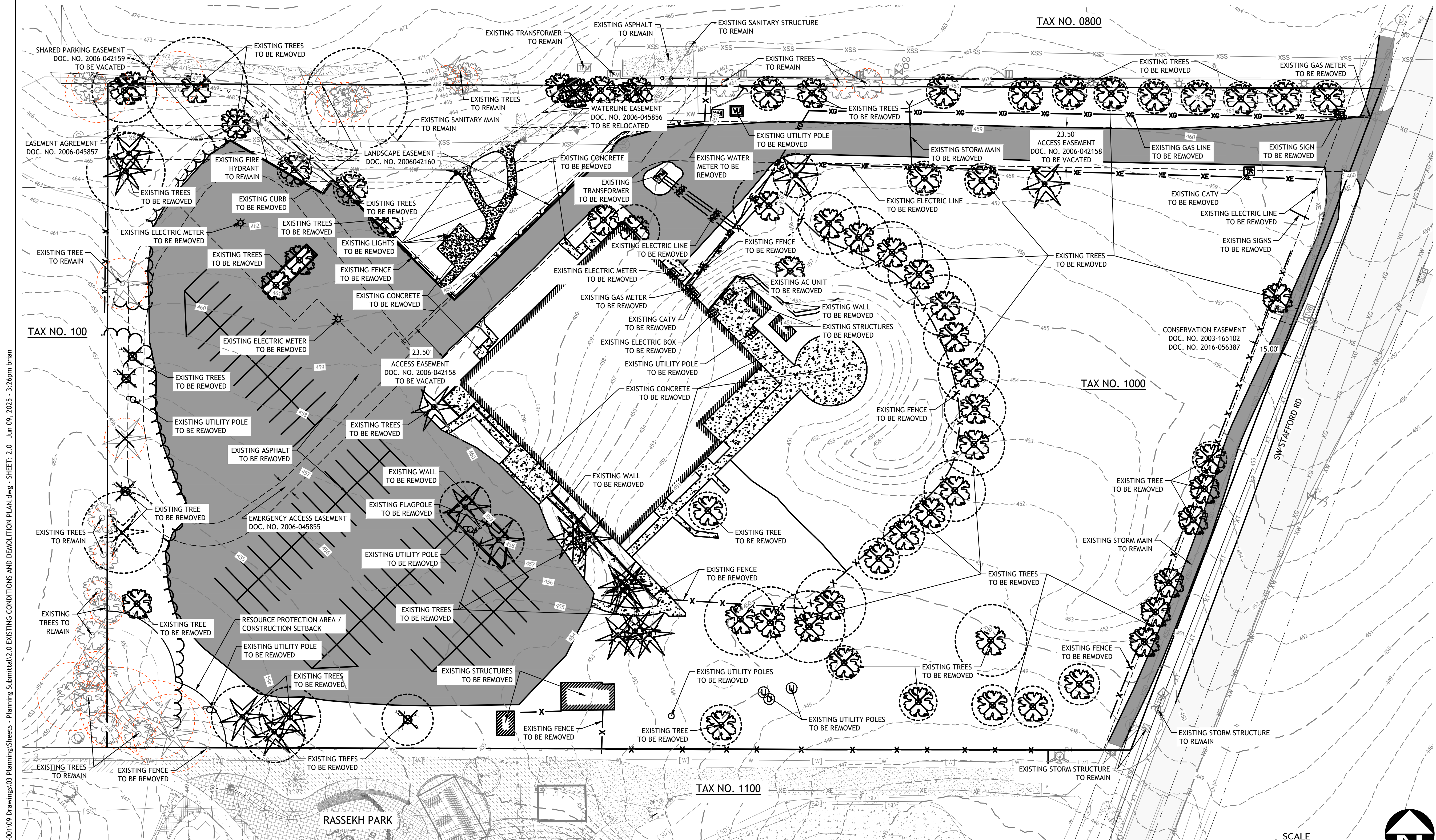
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LEGEND

	EXISTING SIDEWALK		PROJECT BOUNDARY		EX GAS LINE		EX CURB INLET		EX TELEPHONE METER
	EXISTING PAVEMENT		EASEMENT LINES		EX BURIED POWER LINE		EX STORM CLEANOUT		EX LIGHT POLE
	EXISTING GRAVEL		EXISTING RIGHT-OF-WAY		EX OVERHEAD POWER LINE		EX FIRE HYDRANT		EX TREES TO REMAIN
	EXISTING GRAVEL TO BE REMOVED		EXISTING CENTERLINE		EX CABLE TV LINE		EX WATER METER		EX TREES TO BE REMOVED
	EXISTING PAVEMENT TO BE REMOVED		EXISTING PROPERTY LINE		EX TELEPHONE LINE		EX WATER VALVE		
	EXISTING SIDEWALK TO BE REMOVED		EXISTING BOUNDARY LINE		EXISTING STRIPING		EX ELECTRIC RISE		
	EXISTING FENCE		EX 1-FOOT CONTOURS		DEMO OVERHEAD POWER LINE		EX UTILITY RISER		
	EXISTING FENCE TO BE REMOVED		EX 5-FOOT CONTOURS		DEMO MAIL BOX		EX GAS RISER		
	EXISTING ELECTRIC VAULT		EX ELECTRIC BOX		EX SANITARY MANHOLE		EX TELEPHONE RISER		
	EXISTING RETAINING WALL		EX ELECTRIC JUNCTION BOX		EX SANITARY CLEANOUT		EX BLOW-OFF		
			EX SANITARY SEWER		EX STORM MANHOLE		EX AIR RELEASE VALVE		
			EX STORM DRAIN		EX AREA DRAIN		EX GAS VALVE		
			EX WATER LINE				EX CABLE RISER		

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS. COORDINATE WITH FRANCHISE UTILITY COMPANIES DIRECTLY IF ANY CONFLICTS ARISE.
- EXISTING ONSITE WELL NOT SURVEY LOCATED. EXISTING WELL TO BE DECOMMISSIONED AND REMOVED PER DEQ STANDARDS



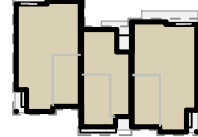
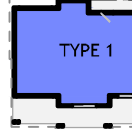
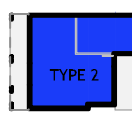
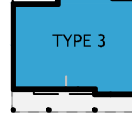
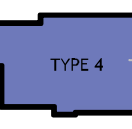
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HORIZ SCALE: 1" = 30'

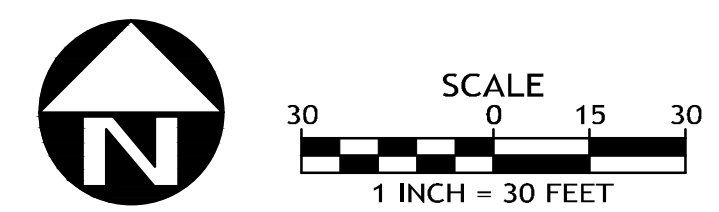
HAZELIA LIVING

EXISTING CONDITIONS

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DEVELOPMENT SUMMARY		
	TRIPLEX / QUADPLEX	24
	COTTAGE TYPE 1	9
	COTTAGE TYPE 2	14
	COTTAGE TYPE 3	2
	COTTAGE TYPE 4	4
TOTAL UNITS		53
	COMMUNITY BUILDING	
	DETACHED GARAGE	6



REVISIONS		
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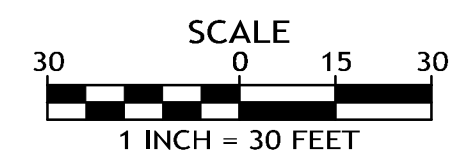
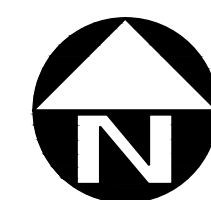
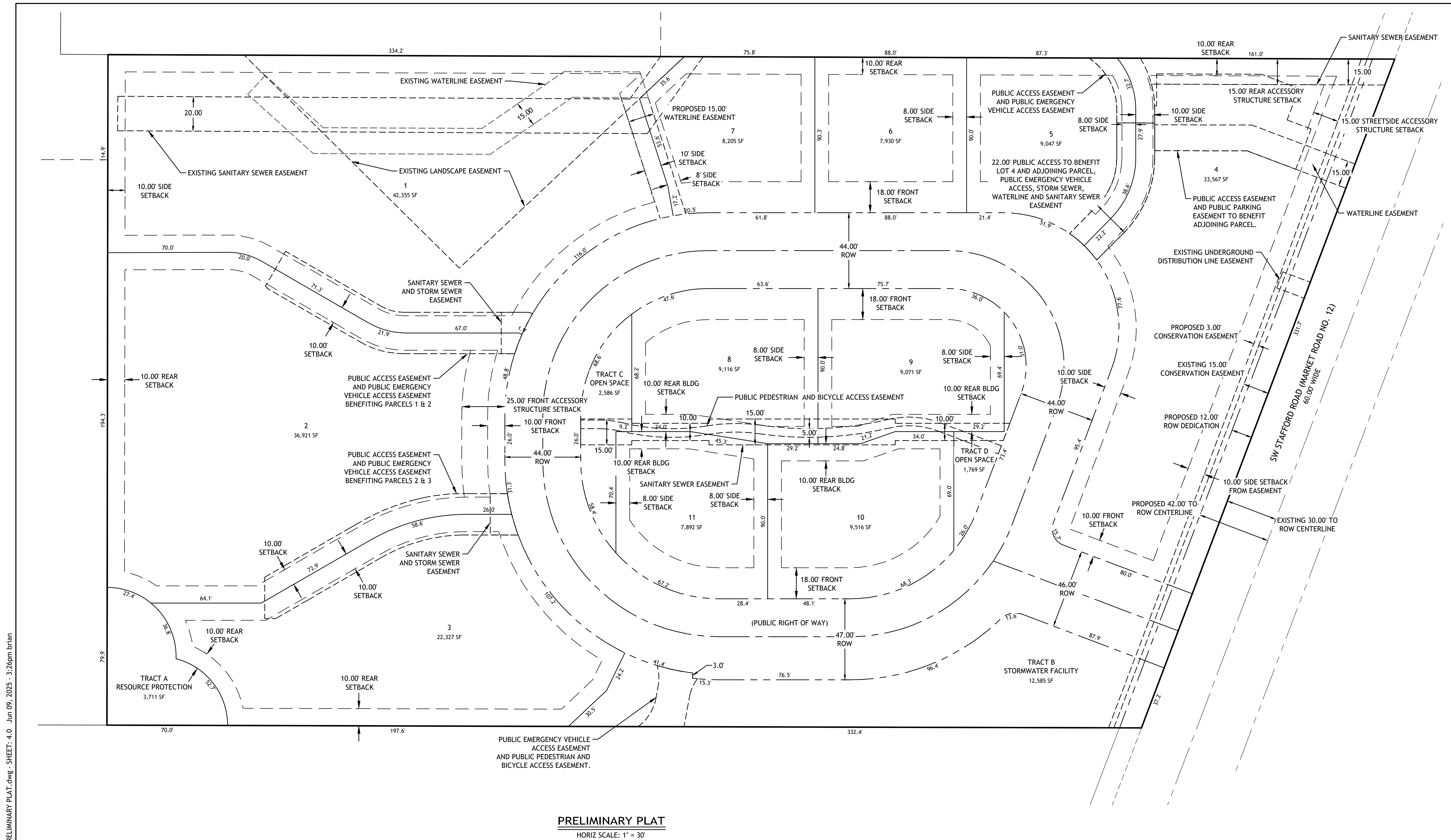
CONCEPTUAL SITE PLAN

HAZELIA
LIVING

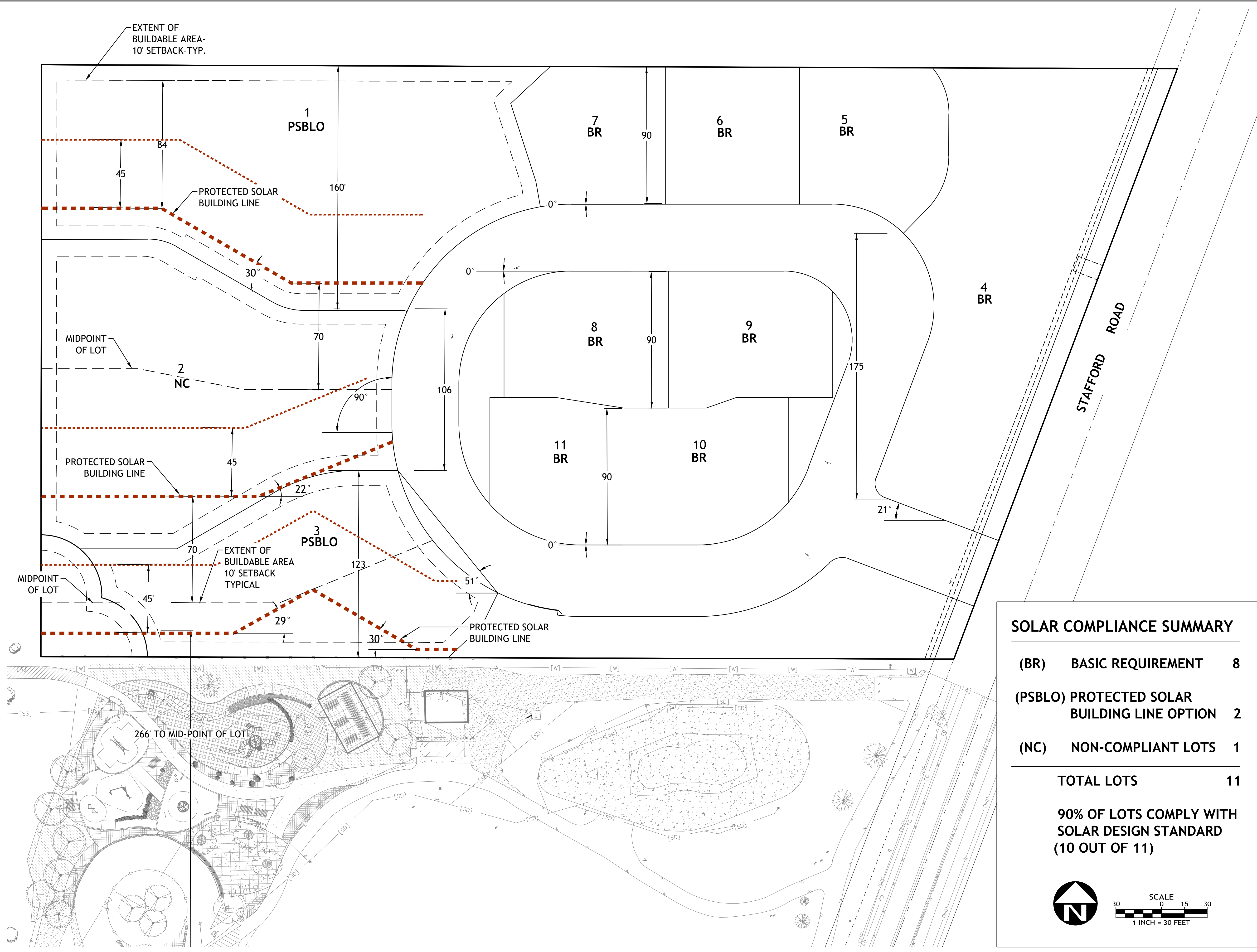
PRELIMINARY PLAT

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

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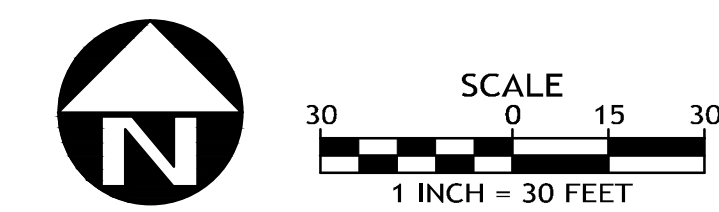
N:\proj\156-001\09 Drawings\03 Planning\Sheets - Planning Submittal\5.0 SOLAR ACCESS PLAN.dwg - SHEET: 5.0 Jun 09, 2023 - 3:27pm brian



SOLAR COMPLIANCE SUMMARY

(BR)	BASIC REQUIREMENT	8
(PSBLO)	PROTECTED SOLAR BUILDING LINE OPTION	2
(NC)	NON-COMPLIANT LOTS	1
TOTAL LOTS		11

90% OF LOTS COMPLY WITH
SOLAR DESIGN STANDARD
(10 OUT OF 11)

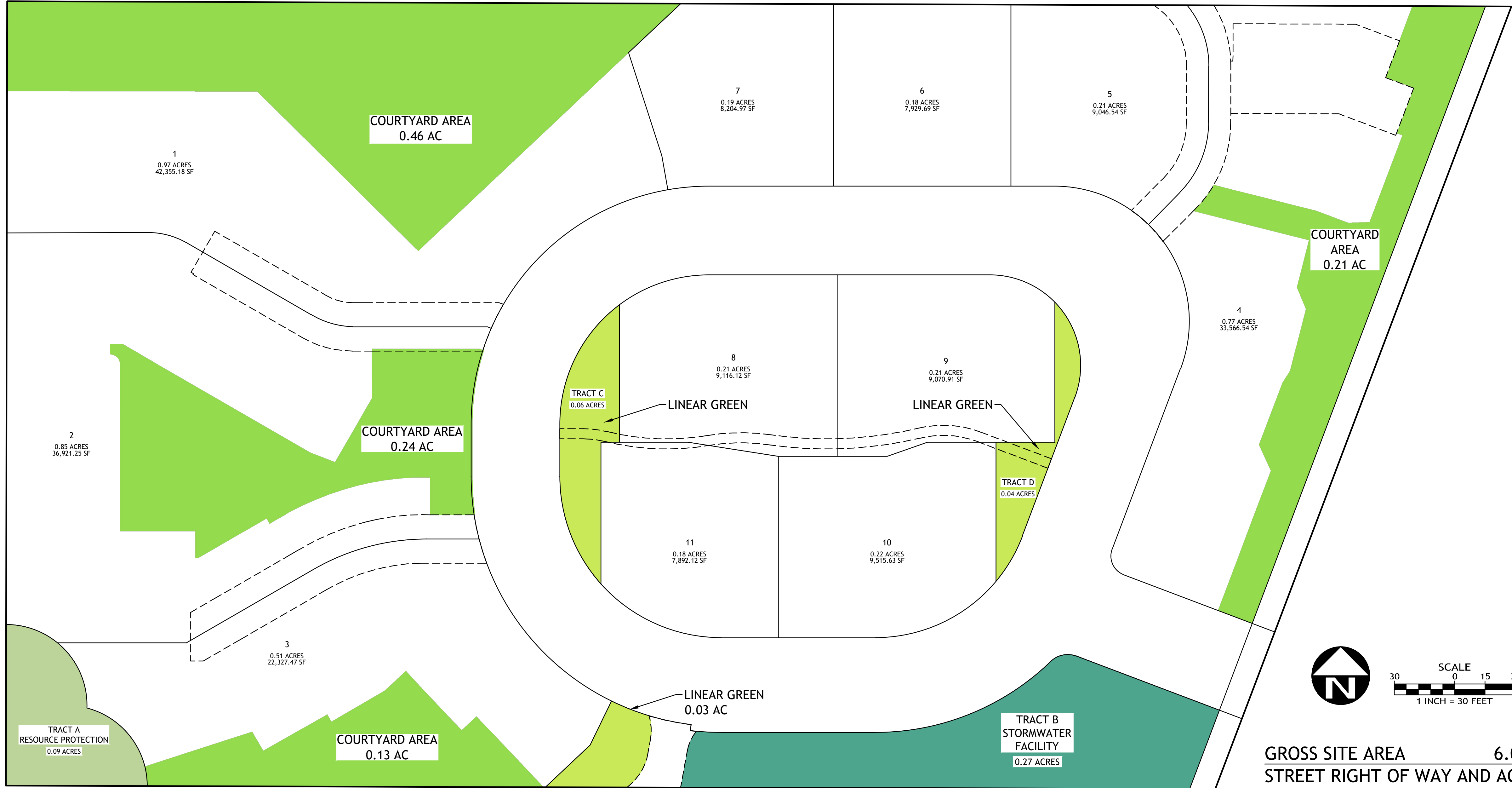


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HAZELIA LIVING

SOLAR ACCESS PLAN

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OPEN SPACE PLAN
HORIZ SCALE: 1" = 30'

COURTYARD AREA	# OF COTTAGES	REQUIRED COURTYARD AREA (150 SF /COTTAGE)	PROVIDED COURTYARD AREA (SF)	PROVIDED COURTYARD AREA (AC)
LOT 1	8	1,200	20,221	0.46
LOT 2	8	1,200	10,623	0.24
LOT 3	6	900	5,588	0.13
LOT 4	7	1,050	9,058	0.21

GROSS SITE AREA	6.01 AC.
STREET RIGHT OF WAY AND ACCESS EASEMENTS	1.47 AC.
NET SITE AREA	4.54 AC.

COURTYARD AREA	1.04 AC.
LINEAR GREEN AREA	0.13 AC.
STORMWATER FACILITY	0.27 AC.
RESOURCE PROTECTION AREA	0.09 AC.

TOTAL PROVIDED OPEN SPACE AREA 1.53 AC.
(=33.70% of NET SITE AREA)

REQUIRED OPEN SPACE = 20% OF NET DEVELOPABLE AREA = 0.91 AC.

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OPEN SPACE PLAN

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STREET PLAN

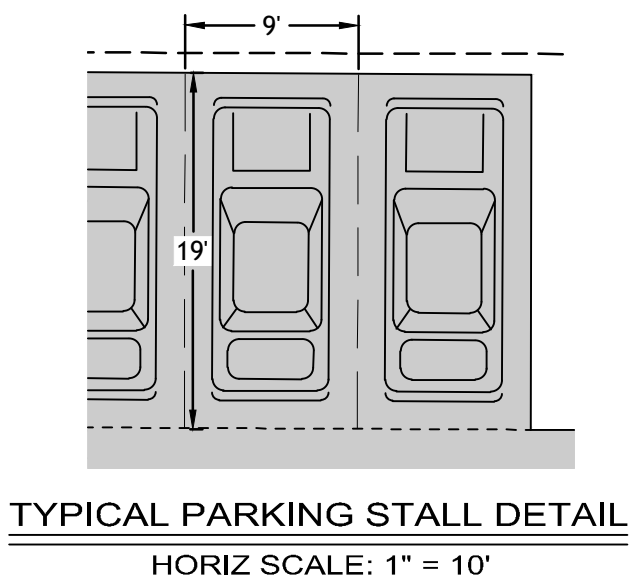
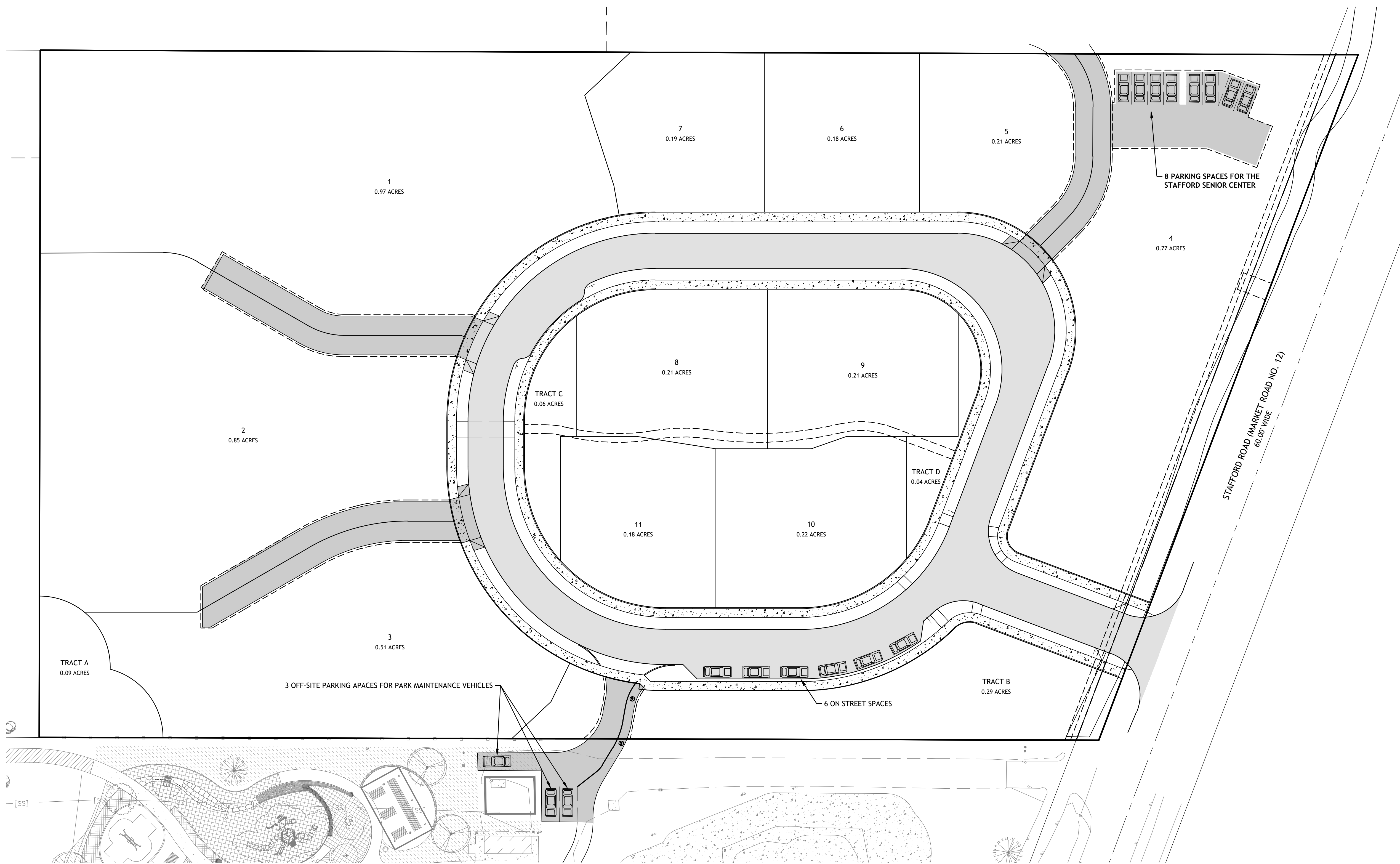
PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

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ON SITE PARKING PROVIDED	
STANDARD ON STREET PARKING SPACES =	6 SPACES
PARKING SPACES FOR SENIOR CENTER =	8 SPACES
TOTAL PARKING SPACES PROVIDED	14 SPACES

1ST SUBMITTAL: 06/10/2025

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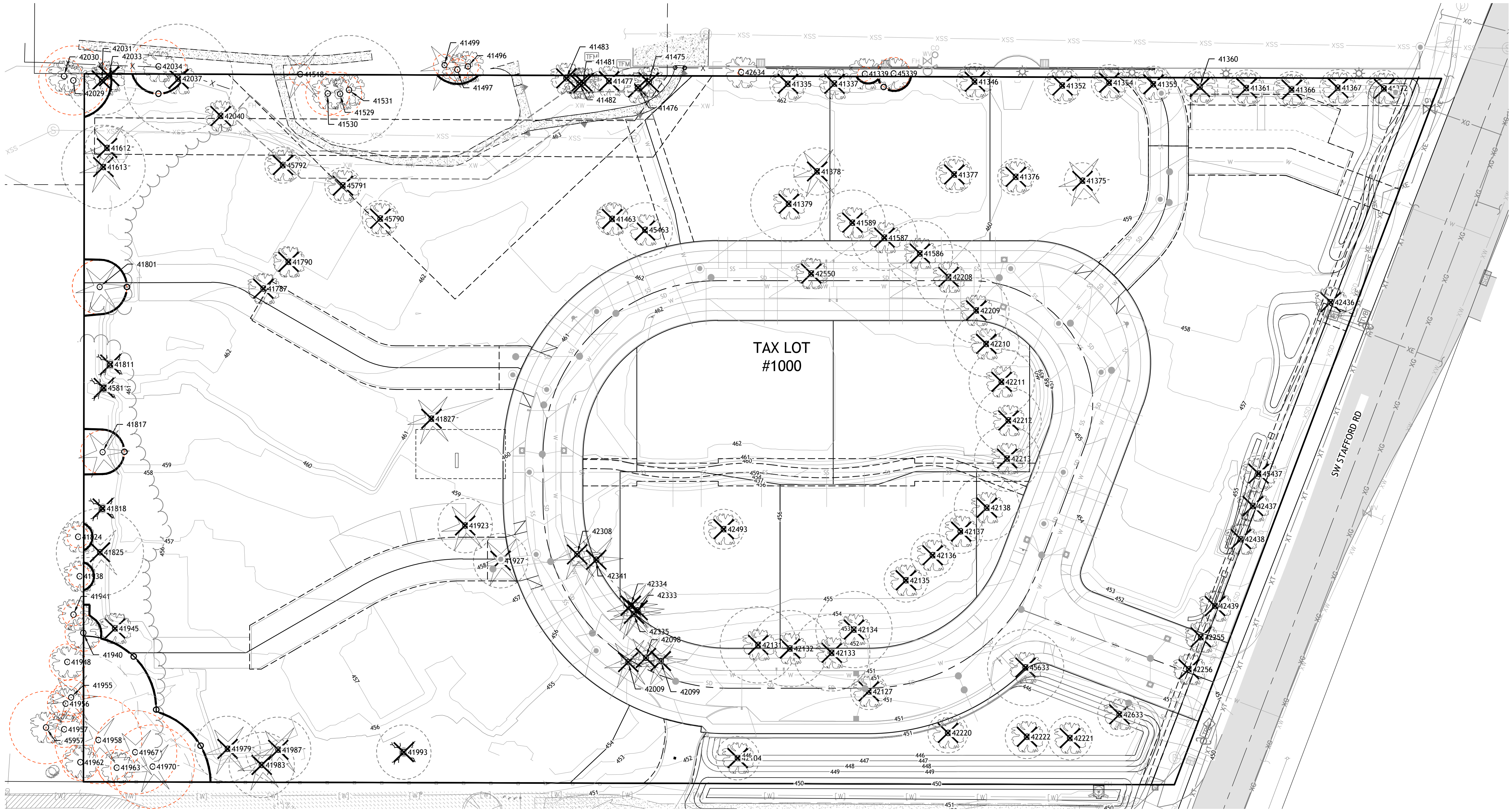
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PARKING PLAN

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

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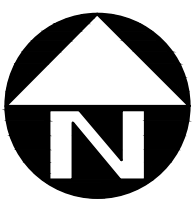
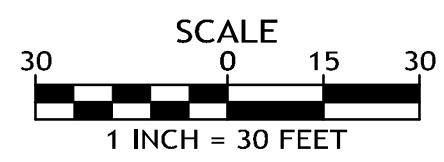
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TREE PRESERVATION AND REMOVAL PLAN
HORIZ SCALE: 1" = 30'

LEGEND:

- TREE PROTECTION FENCING
- - - 224 - - - EXISTING 1-FT CONTOUR
- - - 230 - - - EXISTING 5-FT CONTOUR
- - - 224 - - - PROPOSED 1-FT CONTOUR
- - - 230 - - - PROPOSED 5-FT CONTOUR
- ⊗ EXISTING TREES TO REMAIN
- ⊗ EXISTING TREES TO BE REMOVED



1ST SUBMITTAL: 06/10/2025

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NO.	DATE	DESCRIPTION

HAZELIA LIVING

TREE PRESERVATION AND REMOVAL PLAN

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

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TREE TABLE			
POINT#	TYPE	TRUNK DIAMETER	DRIP RADIUS
41335	DECIDUOUS	24"	10'
41337	DECIDUOUS	14"	6'
41339	DECIDUOUS	6"	4'
41346	DECIDUOUS	12"	10'
41352	DECIDUOUS	12"	10'
41354	DECIDUOUS	18"	10'
41355	DECIDUOUS	12"	10'
41360	DECIDUOUS	14"	10'
41361	DECIDUOUS	14"	10'
41366	DECIDUOUS	16"	10'
41367	DECIDUOUS	16"	10'
41372	DECIDUOUS	16"	10'
41375	EVERGREEN	10"	10'
41376	DECIDUOUS	12"	10'
41377	DECIDUOUS	12"	10'
41378	EVERGREEN	10"	13'
41379	DECIDUOUS	24"	21'
41463	DECIDUOUS	8"	9'
41475	DECIDUOUS	14"	6'
41476	DECIDUOUS	8"	6'
41477	DECIDUOUS	24"	6'
41481	DECIDUOUS	10"	6'

TREE TABLE			
POINT#	TYPE	TRUNK DIAMETER	DRIP RADIUS
41482	DECIDUOUS	8"	6'
41483	DECIDUOUS	22"	6'
41496	DECIDUOUS	6"	6'
41497	DECIDUOUS	6"	6'
41499	EVERGREEN	8"	6'
41518	EVERGREEN	6"	6'
41529	DECIDUOUS	14"	12'
41530	DECIDUOUS	6"	12'
41531	DECIDUOUS	14"	30'
41586	DECIDUOUS	16"	18'
41587	DECIDUOUS	14"	18'
41589	DECIDUOUS	20"	18'
41612	EVERGREEN	16"	12'
41613	EVERGREEN	20"	23'
41787	DECIDUOUS	6"	8'
41790	DECIDUOUS	6"	8'
41801	EVERGREEN	22"	15'
41811	DEAD	22"	N/A
41817	EVERGREEN	22"	12'
41818	DEAD	18"	N/A
41824	DECIDUOUS	6"	6'
41825	EVERGREEN	20"	24'

TREE TABLE			
POINT#	TYPE	TRUNK DIAMETER	DRIP RADIUS
41827	EVERGREEN	42"	
41923	EVERGREEN	12"	15'
41927	EVERGREEN	12"	15'
41938	DECIDUOUS	20"	6'
41940	DECIDUOUS	24"	10'
41941	DECIDUOUS	24"	6'
41945	DECIDUOUS	24"	8'
41948	DECIDUOUS	18"	10'
41955	EVERGREEN	14"	10'
41956	DECIDUOUS	14"	10'
41957	DECIDUOUS	14"	10'
41958	EVERGREEN	20"	24'
41962	DECIDUOUS	6"	10'
41963	DECIDUOUS	18"	10'
41967	EVERGREEN	20"	23'
41970	EVERGREEN	22"	23'
41979	EVERGREEN	14"	18'
41983	EVERGREEN	18"	18'
41987	EVERGREEN	16"	18'
41993	EVERGREEN	18"	15'
42009	EVERGREEN	4X6"	4'
42029	DECIDUOUS	16"	19'

TREE TABLE			
POINT#	TYPE	TRUNK DIAMETER	DRIP RADIUS
42030	DECIDUOUS	16"	10'
42031	DECIDUOUS	12"	19'
42033	DECIDUOUS	14"	0'
42034	DECIDUOUS	14"	15'
42037	DECIDUOUS	2X16"	30'
42040	DECIDUOUS	6"	5'
42098	EVERGREEN	4X6"	4'
42099	EVERGREEN	4X6"	4'
42104	DECIDUOUS	10"	12'
42127	DECIDUOUS	10"	10'
42131	DECIDUOUS	16"	21'
42132	DECIDUOUS	16"	21'
42133	DECIDUOUS	22"	21'
42134	DECIDUOUS	14"	21'
42135	DECIDUOUS	16"	12'
42136	DECIDUOUS	18"	12'
42137	DECIDUOUS	18"	12'
42138	DECIDUOUS	14"	18'
42208	DECIDUOUS	18"	18'
42209	DECIDUOUS	18"	18'
42210	DECIDUOUS	18"	18'
42211	DECIDUOUS	18"	18'

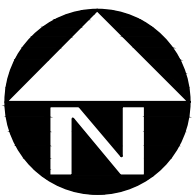
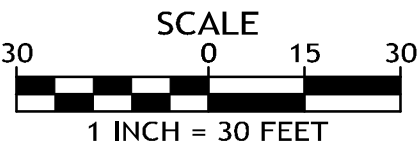
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42212	DECIDUOUS	18"	18'
42213	DECIDUOUS	20"	18'
42220	DECIDUOUS	6"	11'
42221	DECIDUOUS	14"	12'
42222	DECIDUOUS	12"	12'
42255	DECIDUOUS	6"	8'
42256	DECIDUOUS	6"	8'
42308	EVERGREEN	8"	4'
42333	EVERGREEN	8"	4'
42334	EVERGREEN	8"	4'
42335	EVERGREEN	16"	4'
42341	EVERGREEN	8"	4'
42436	DECIDUOUS	6"	8'
42437	DECIDUOUS	6"	8'
42438	DECIDUOUS	6"	8'
42439	DECIDUOUS	6"	8'
42493	DECIDUOUS	10"	11'
42550	DECIDUOUS	10"	8'
42633	DECIDUOUS	10"	12'
42634	DECIDUOUS	8"	2'

TREE TABLE			
POINT#	TYPE	TRUNK DIAMETER	DRIP RADIUS
45339*	DECIDUOUS	6"	9'
45437*	DECIDUOUS	7"	10'
45463*	DECIDUOUS	13"	15'
45633*	DECIDUOUS	20"	21'
45790*	DECIDUOUS	6"	10'
45791*	DECIDUOUS	9"	10'
45792*	DECIDUOUS	7"	10'
45811*	EVERGREEN	12"	0'
45957*	DECIDUOUS	17"	20'

* DENOTES ARBORIST ADDED TREE, NOT SURVEYED

MITIGATION TREE TABLES

Tree Type	Number of Trees to be Retained	Number of Trees to be Removed	Mitigation Tree Ratio	Total Mitigation Trees Required *
Invasive**	3	13	0	0
Dead/ Dying**	0	16	0	0
Invasive (In RP District)**	0	0	1:1	0
Dead/ Dying (In RP District)**	0	0	1:1	0
Significant*** (Native)	0 (0)	1 (0)	2:1	2 (0)
Non-Significant*** (Native)	33 (7)	51 (3)	1:1	51 (3)
Total Mitigation Trees (Native)				53 (3)
*Minimum Mitigation Tree Size: 1-1/2" Caliper Deciduous Trees or 6' Tall Evergreen Tree				
**Separate Tree Removal Permit				
***Type II Tree Removal Permit				
Mitigation Trees Required				
Tree Type	No. of Trees on-Site	No. of Trees Removed	No. of Trees required for Mitigation	No. of Native trees required for Mitigation
Significant	1	1	2	
Non significant	116	49	49	3
Total	117	50	51	3

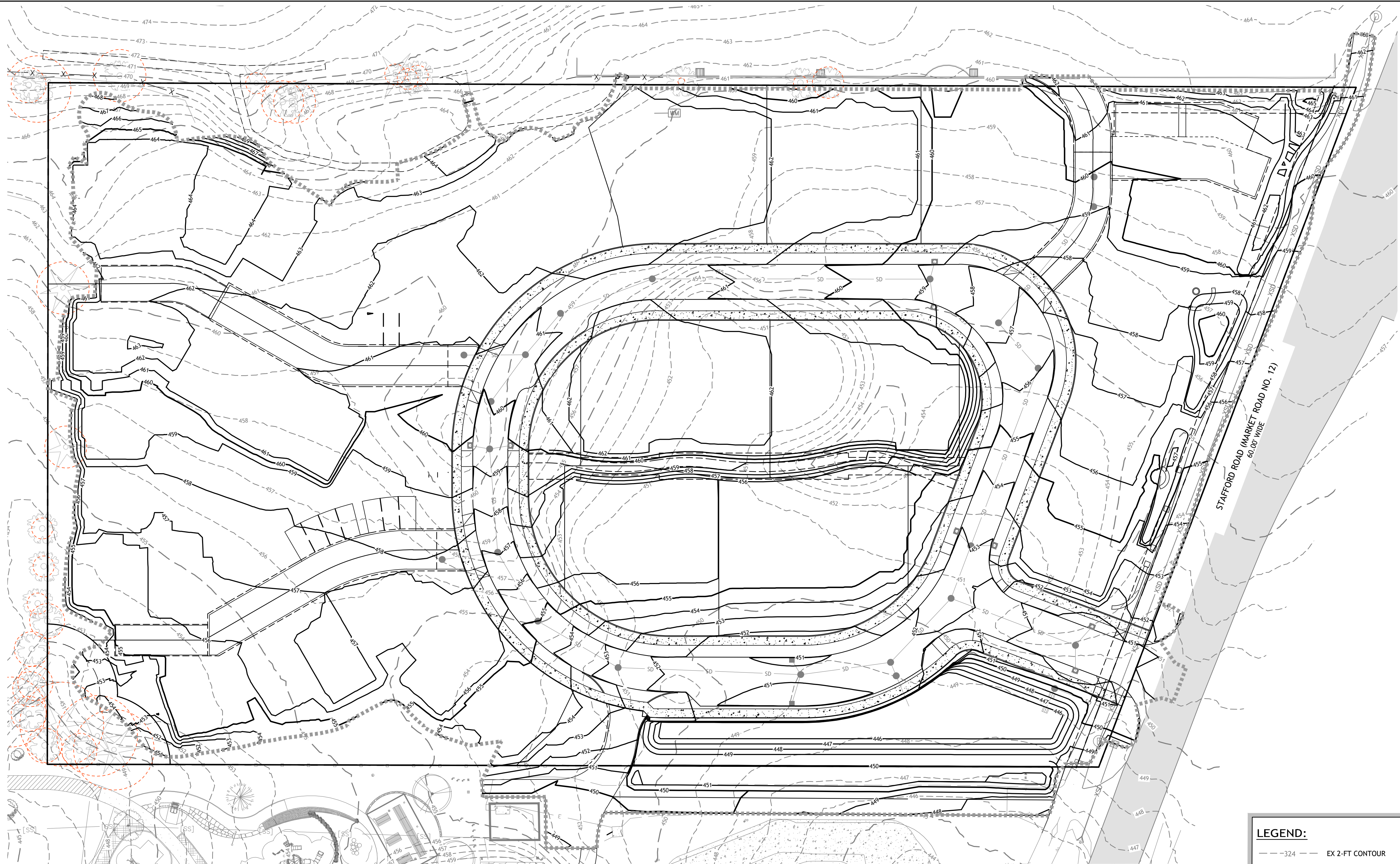


REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA
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TREE TABLES

N:\proj\156-001\09 Drawings\03 Planning\Sheets - Planning Submittal\10.0 PRELIMINARY GRADING PLAN.dwg - SHEET: 10.0 Jun 09, 2025 - 3:29pm brian

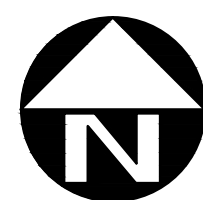


PRELIMINARY GRADING PLAN

HORIZ SCALE: 1" = 30'

LEGEND:

- 324--- EX 2-FT CONTOUR
- 320--- EX 10-FT CONTOUR
- 324--- FG 2-FT CONTOUR
- 320--- FG 10-FT CONTOUR
- GRADING LIMITS
- EASEMENT LINE
- X --- EXISTING FENCE
- EX TREES TO REMAIN



SCALE
0 15 30
1 INCH = 30 FEET

1ST SUBMITTAL: 06/10/2025

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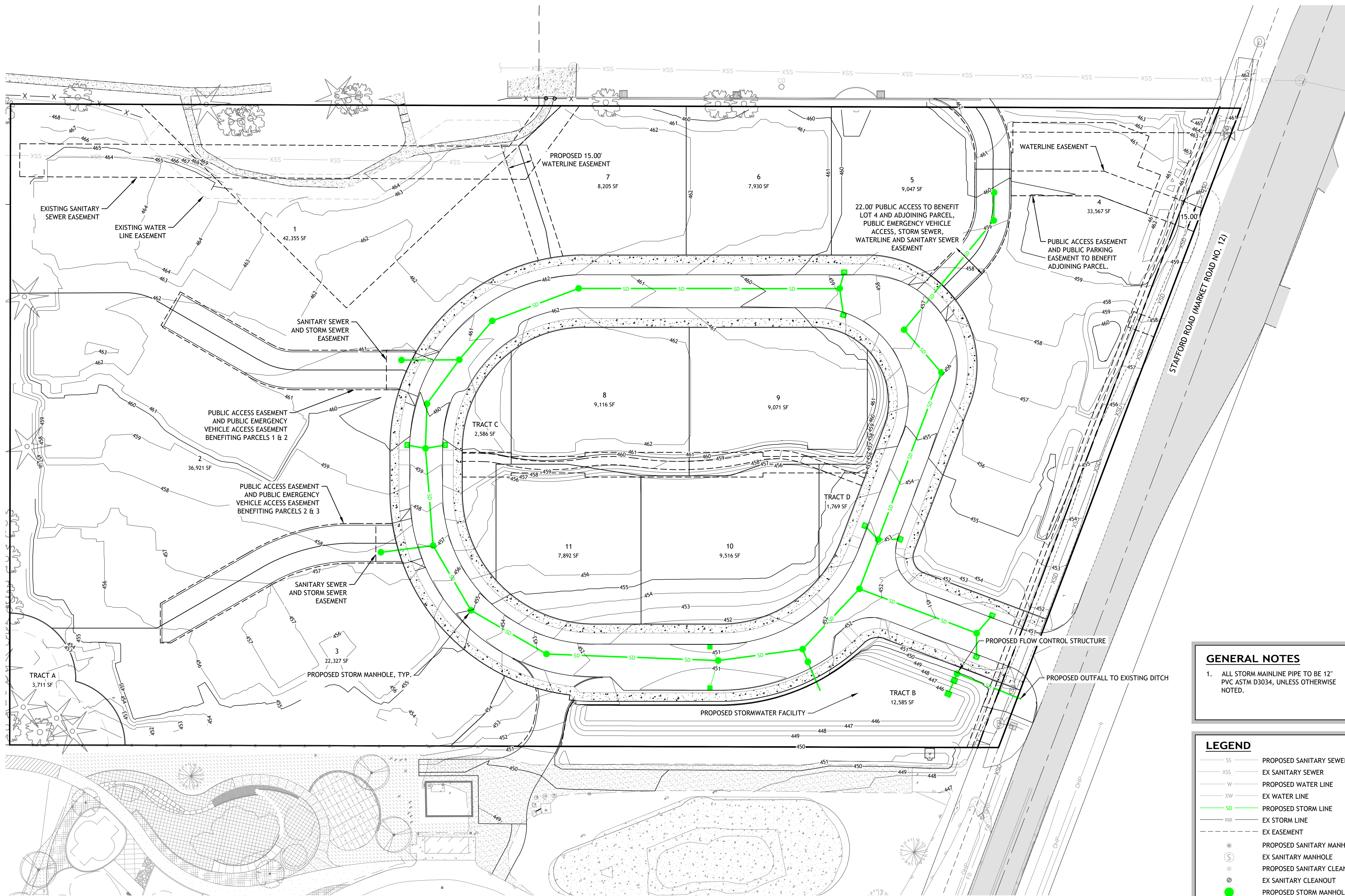
**HAZELIA
LIVING**

**PRELIMINARY
GRADING PLAN**

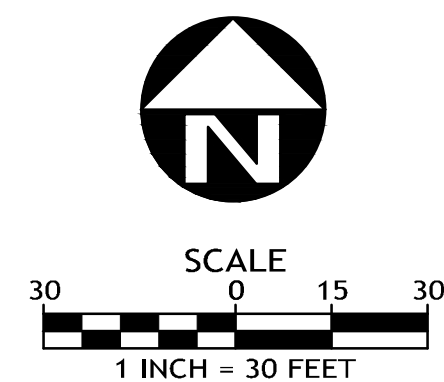
PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

10.0

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PRELIMINARY STORMWATER PLAN
HORIZ SCALE: 1" = 30'



GENERAL NOTES

1. ALL STORM MAINLINE PIPE TO BE 12" PVC ASTM D3034, UNLESS OTHERWISE NOTED.

LEGEND

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
W	PROPOSED WATER LINE
XW	EX WATER LINE
SD	PROPOSED STORM LINE
XSD	EX STORM LINE
---	EX EASEMENT
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
⊙	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
●	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE

1ST SUBMITTAL: 06/10/2025

REVISIONS		
NO.	DATE	DESCRIPTION

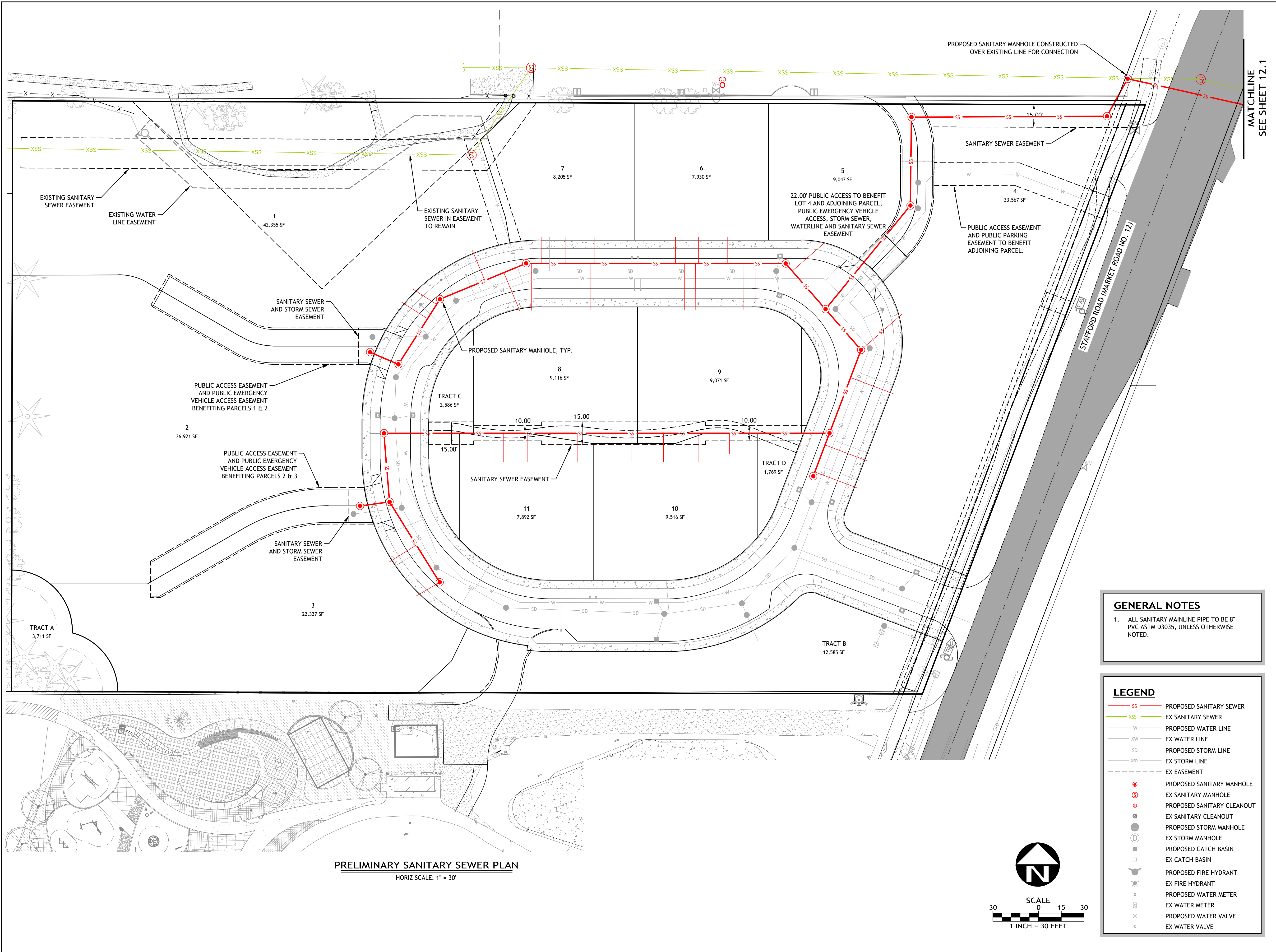
HAZELIA LIVING

PRELIMINARY STORMWATER PLAN

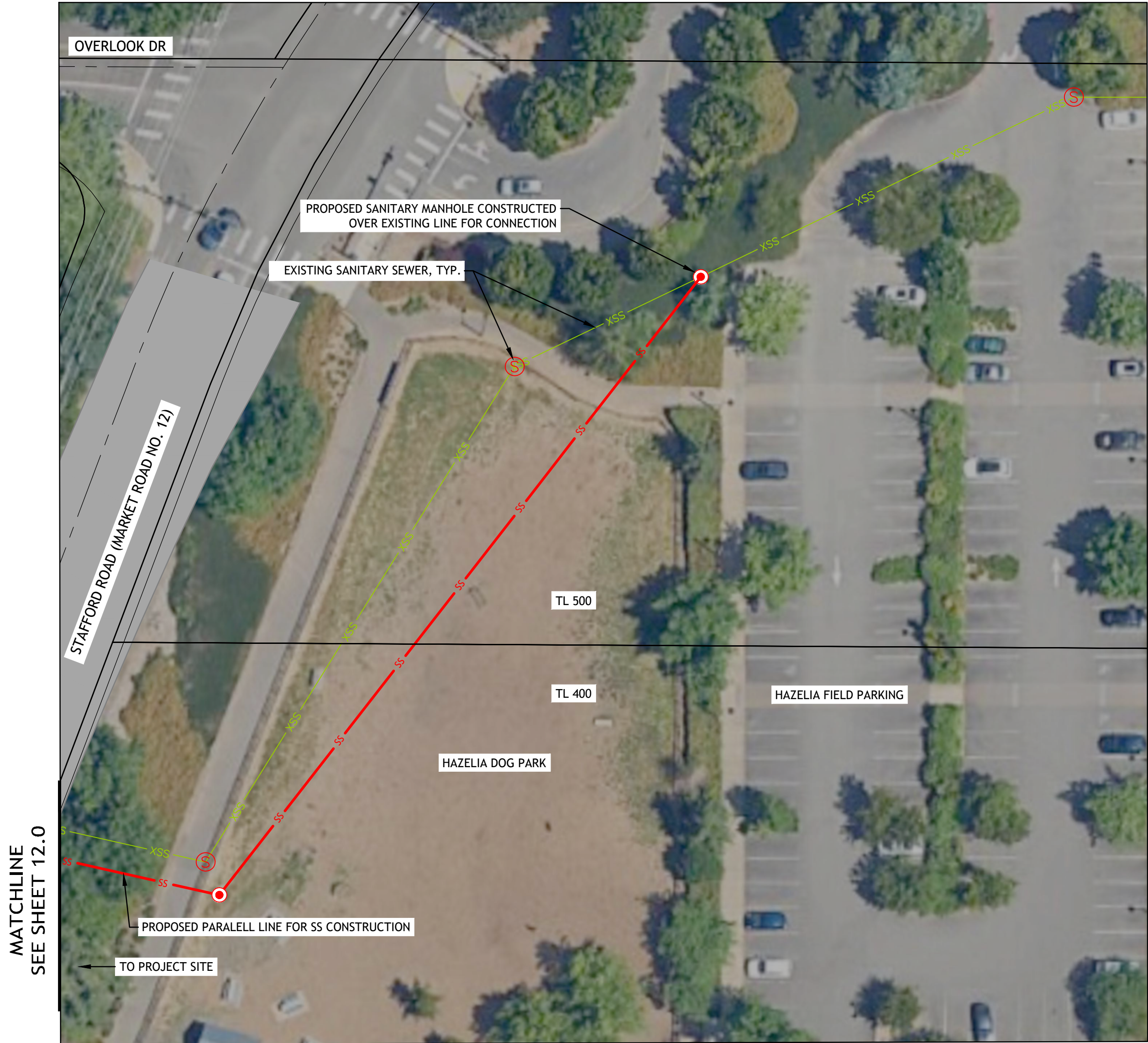
PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

11.0

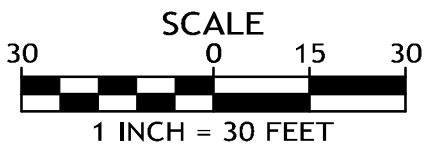
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PRELIMINARY OFFSITE SANITARY SEWER PLAN
HORIZ SCALE: 1" = 30'



GENERAL NOTES

1. ALL SANITARY MAINLINE PIPE TO BE 8" PVC ASTM D3035, UNLESS OTHERWISE NOTED.

LEGEND

- SS PROPOSED SANITARY SEWER
- XSS EX SANITARY SEWER
- W PROPOSED WATER LINE
- XW EX WATER LINE
- SD PROPOSED STORM LINE
- XSD EX STORM LINE
- PROPOSED SANITARY MANHOLE
- S EX SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- EX SANITARY CLEANOUT
- PROPOSED STORM MANHOLE
- D EX STORM MANHOLE
- PROPOSED CATCH BASIN
- EX CATCH BASIN
- PROPOSED FIRE HYDRANT
- EX FIRE HYDRANT
- PROPOSED WATER METER
- EX WATER METER
- PROPOSED WATER VALVE
- EX WATER VALVE

1ST SUBMITTAL: 06/10/2025

REVISIONS		
NO.	DATE	DESCRIPTION

**HAZELIA
LIVING**

**PRELIMINARY
OFFSITE SANITARY
SEWER PLAN**

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

12.1

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