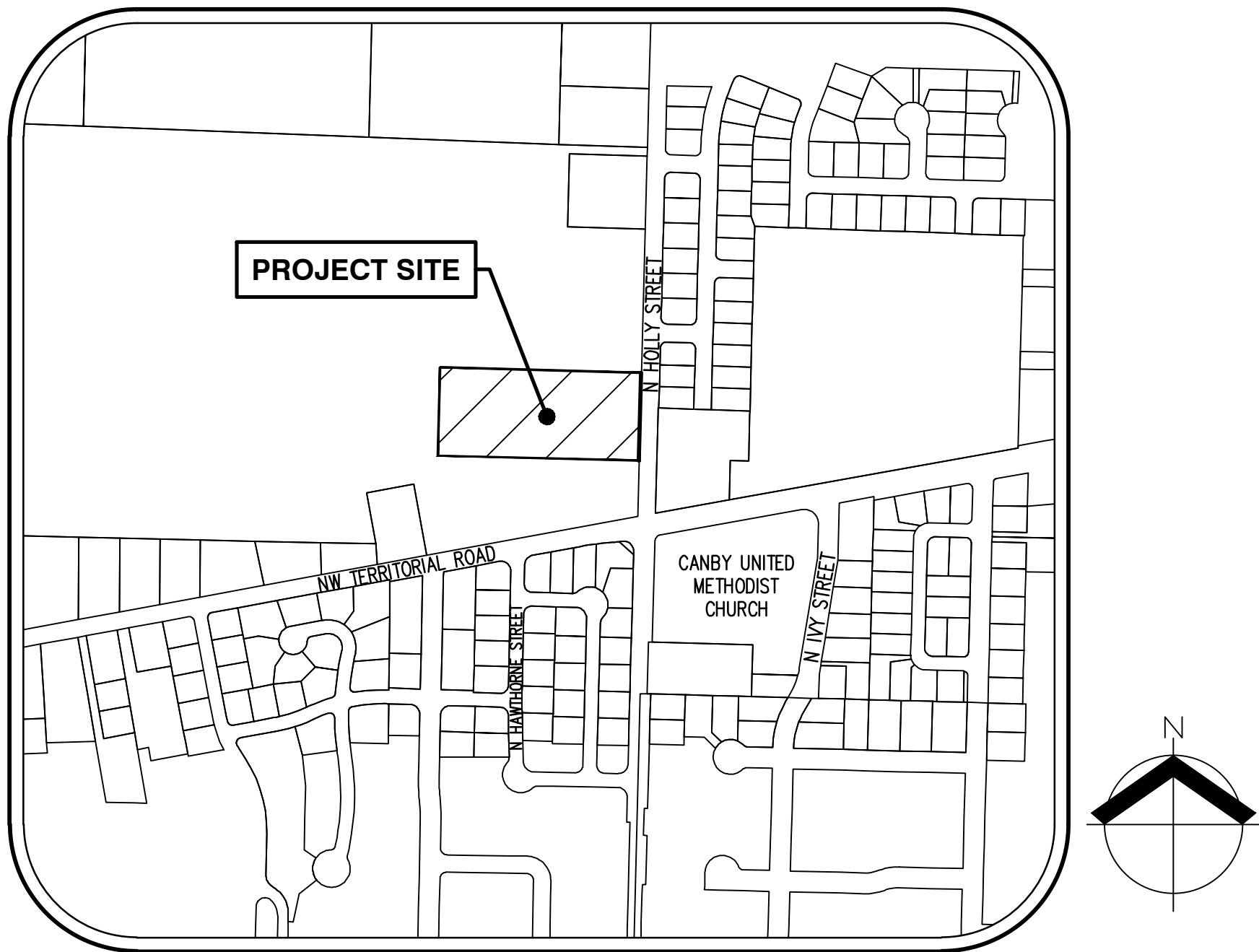


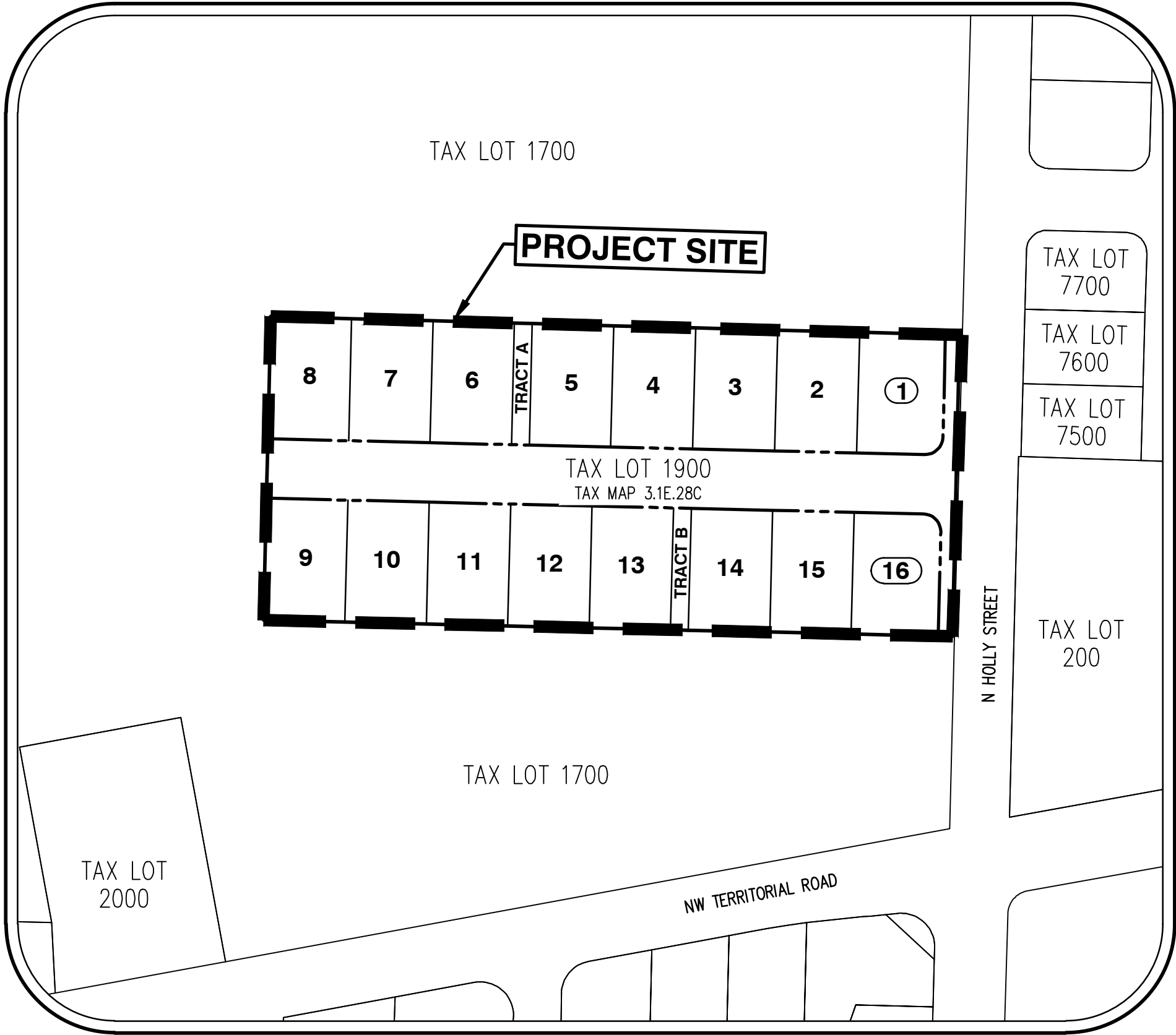
DAHLIA GLEN SUBDIVISION

LAND USE APPLICATION



VICINITY MAP

1" = 400'



SITE MAP

1" = 100'

LEGEND

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

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
GUTTER	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
WATER LINE	
RECLAIMED WATER LINE	

SHEET INDEX

- P01 COVER SHEET WITH VICINITY AND SITE MAPS
P02 PRELIMINARY SITE LAYOUT
P03 EXISTING CONDITIONS PLAN
P04 PRELIMINARY PLAT AND SETBACK PLAN
P05 PRELIMINARY DEMOLITION AND TREE REMOVAL PLAN
P06 TREE PRESERVATION AND REMOVAL TABLES
P07 PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
P08 PRELIMINARY STREET PLAN
P09 PRELIMINARY STREET PROFILE
P10 PRELIMINARY CIRCULATION PLAN
P11 PRELIMINARY COMPOSITE UTILITY PLAN
P12 AERIAL PHOTO
P13 ADOPTED NORTH HOLLY DEVELOPMENT CONCEPT PLAN
P14 PRELIMINARY LANDSCAPE PLAN
P15 PRELIMINARY LIGHTING PLAN

APPLICANT:

VENTURE PROPERTIES INC.
4230 SW GALEWOOD STREET, SUITE 100
LAKE OSWEGO, OR 97035

PROPERTY OWNER:

MARGARET M. PETERSON
1733 N HOLLY STREET
CANBY, OR 97013

PLANNING/ ENGINEERING/ SURVEYING/
ARBORIST/ LANDSCAPE ARCHITECTURE FIRM:

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MARIE HOLLADAY
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
EMAIL: HOLLADAYM@AKS-ENG.COM

PROJECT LOCATION:

1733 N HOLLY STREET
CANBY, OREGON

PROPERTY DESCRIPTION:

THE SITE INCLUDES THE ENTIRE ±3.4 ACRE TAX LOT 1900 OF THE CLACKAMAS COUNTY TAX MAP 3.1E.28C. LOCATED IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF CANBY, CLACKAMAS COUNTY OREGON.

EXISTING LAND USE:

EXISTING RESIDENTIAL DWELLING ALONG WITH ACCESSORY BUILDINGS AND LANDSCAPING

PROJECT PURPOSE:

16 LOT SUBDIVISION IN THE R-1 ZONE.

VERTICAL DATUM:

ELEVATIONS ARE BASED ON NGS BENCHMARK NO. G742; LOCATED 0.25 MILES SOUTHWEST OF THE INTERSECTION OF SOUTH BARLOW ROAD AND HIGHWAY 99E ON THE WEST SIDE OF HIGHWAY 99E. ELEVATION = 101.08 FEET (NAVD 88).

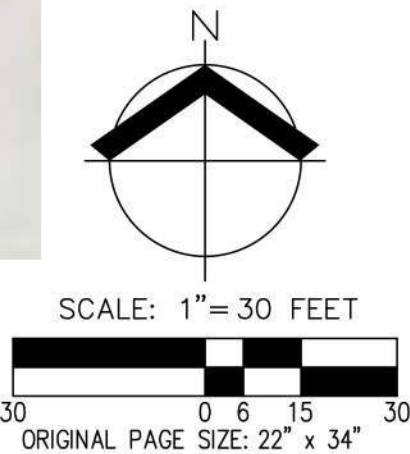
COVER SHEET WITH VICINITY AND SITE MAPS

DAHLIA GLEN SUBDIVISION

VENTURE PROPERTIES INC.

CITY OF CANBY, OREGON

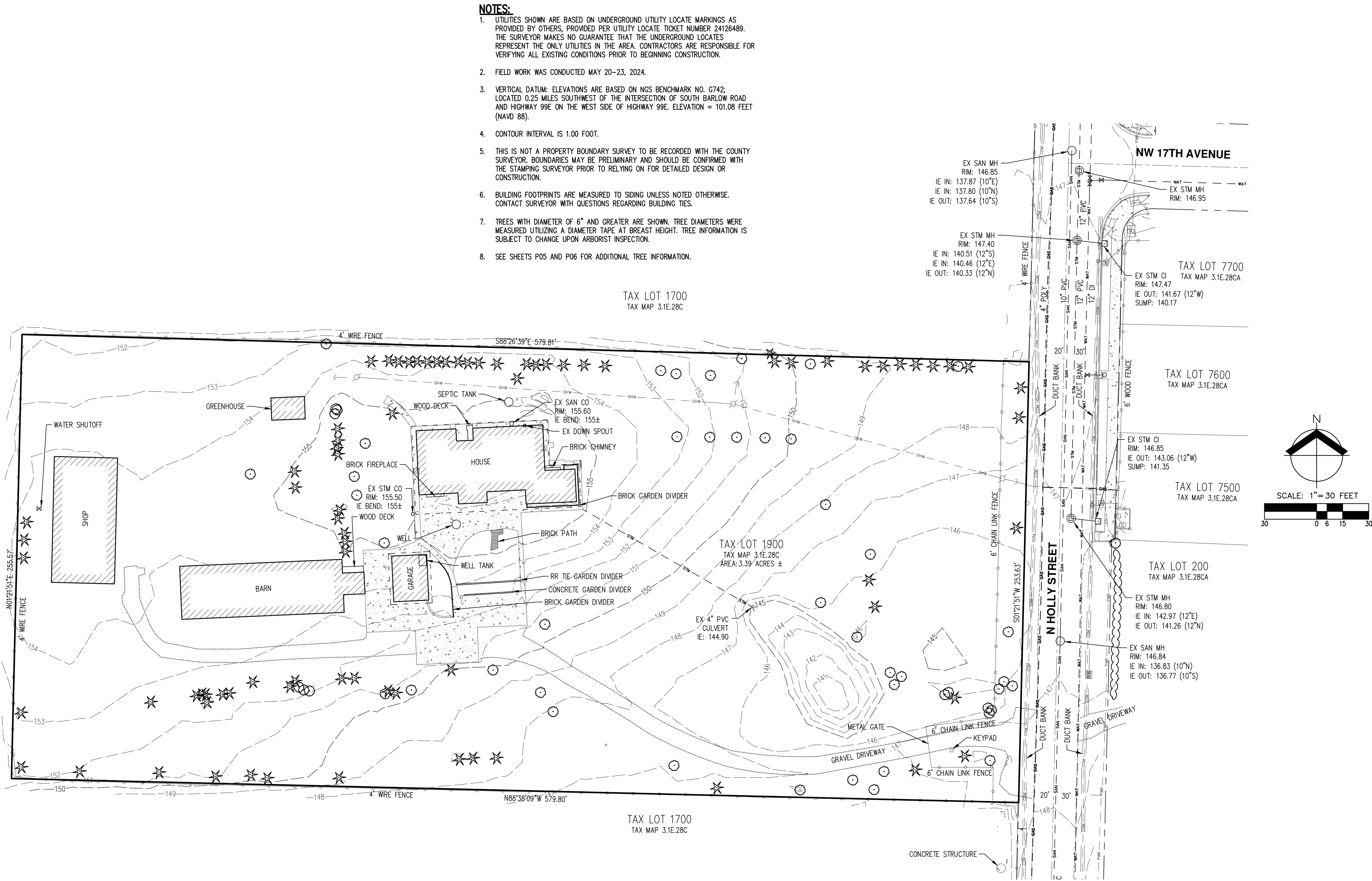
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
503-563-6151
WWW.AKS-ENG.COM
RENEWAL DATE: 6/30/26
JOB NUMBER: 11052
DATE: 12/5/2024
DESIGNED BY: MBM
DRAWN BY: MBM
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PRELIMINARY SITE LAYOUT
DAHLIA GLEN SUBDIVISION
VENTURE PROPERTIES INC.
CITY OF CANBY, OREGON



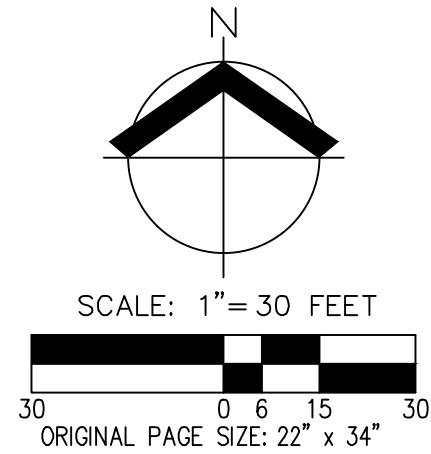
JOB NUMBER:	11052
DATE:	11/22/2024
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	TEB



EXISTING CONDITIONS PLAN
DAHLIA GLEN SUBDIVISION
VENTURE PROPERTIES INC.
CITY OF CANBY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION
MICHAEL S. KALINA
89558PLS
RENEW: 6/30/25

JOB NUMBER: 11052
DATE: 12/5/2024
DESIGNED BY: MBM
DRAWN BY: MBM
CHECKED BY: DS

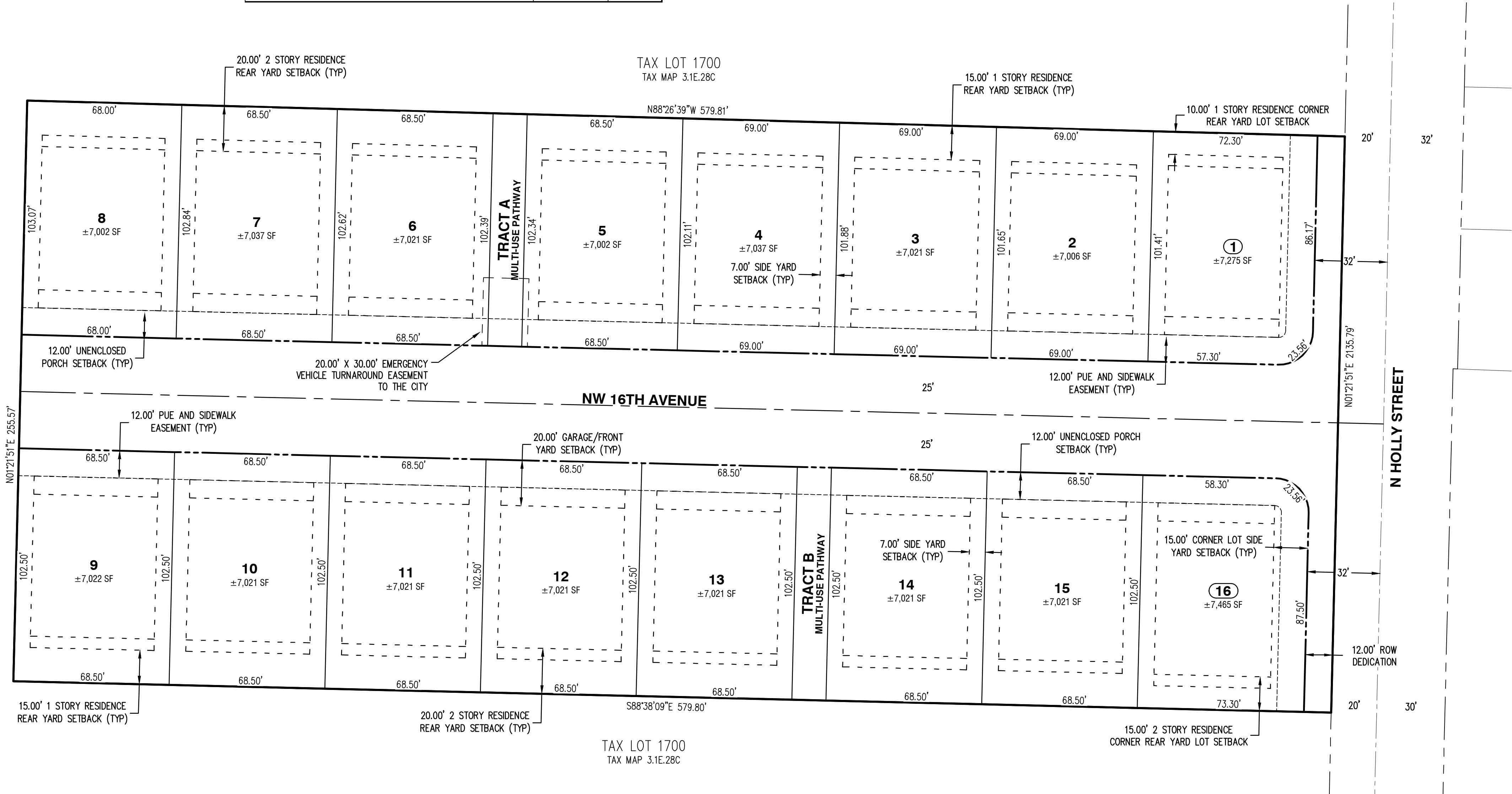


DENSITY CALCULATIONS

R-1 ZONE		SQ. FT.	ACRES
GROSS SITE AREA		± 147,620	± 3.39
PUBLIC R.O.W. DEDICATION AREA:		± 31,531	± 0.72
OPEN SPACE AREA:		± 3,073	± 0.07
NET DEVELOPABLE AREA:		± 113,016	± 2.59
ZONE MINIMUM DENSITY (4.35 UNITS PER ACRE)		11 LOTS	
ZONE MAXIMUM DENSITY (6.22 UNITS PER ACRE)		16 LOTS	
MINIMUM ZONE LOT AREA:		7,000 SQ. FT.	
MAXIMUM ZONE LOT AREA:		10,000 SQ. FT.	
MINIMUM LOT AREA:		7,002 SQ. FT.	
MAXIMUM LOT AREA:		7,465 SQ. FT.	
AVERAGE LOT AREA:		7,064 SQ. FT.	

REQUIRED SETBACKS

UNENCLOSED PORCH (TYP):	(MATCH PUE) 12 FT
GARAGE/FRONT YARD (TYP):	20 FT
INTERIOR SIDE YARD (TYP):	7 FT
CORNER LOT SIDE YARD:	15 FT
REAR YARD 1 STORY RESIDENCE (TYP):	15 FT
REAR YARD 2 STORY RESIDENCE (TYP):	20 FT
CORNER LOT REAR YARD 1 STORY RESIDENCE (TYP):	10 FT
CORNER LOT REAR YARD 2 STORY RESIDENCE (TYP):	15 FT
MAXIMUM LOT COVERAGE:	60%



NOTE:
TRACTS A AND B ARE PLANNED MULTI-USE PATHWAYS TO BE OWNED
AND MAINTAINED BY THE HOA WITH A PUBLIC PEDESTRIAN EASEMENT
OVER THEIR ENTIRETY.

THE PURPOSE OF THIS PRELIMINARY PLAT IS
TO SHOW THE PROPOSED LOT DIMENSIONS
AND AREAS FOR PLANNING PURPOSES. THIS
IS NOT AN OFFICIAL PLAT AND IS NOT TO BE
USED FOR SURVEY PURPOSES.



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EXISTING GROUND CONTOUR (1 FT) ————179———

EXISTING GROUND CONTOUR (5 FT) ————180———

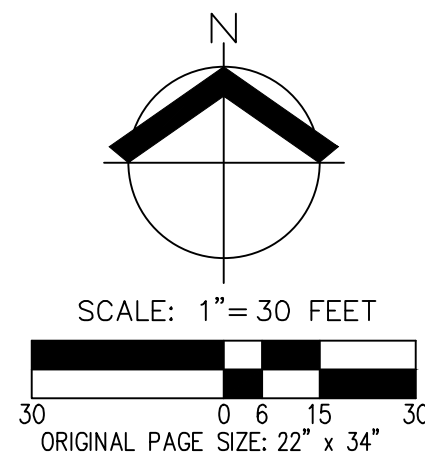
EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED
(SEE TREE TABLES ON SHEET P06)

DISTURBANCE BOUNDARY ————

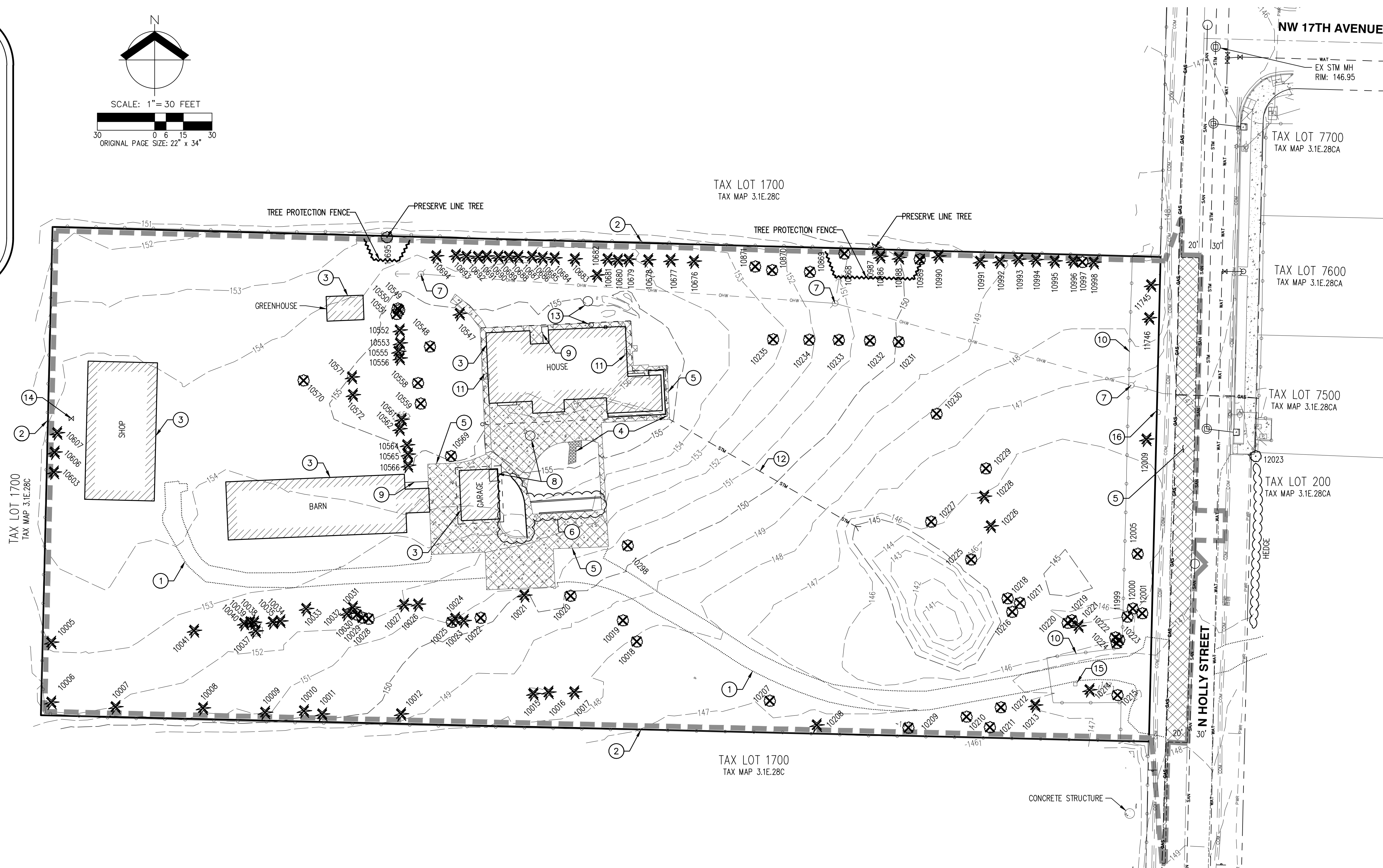
AC SAWCUT ————

AC AND CONCRETE TO BE REMOVED



1. EXISTING GRAVEL TO BE RELOCATED AND REUSED ON-SITE.
2. REMOVE FENCE AND HAUL OFF FOR DISPOSAL. ALL PERIMETER FENCING WILL BE REPLACED.
3. REMOVE STRUCTURE AND HAUL OFF FOR DISPOSAL.
4. REMOVE STONE/BRICK/PAVERS AND HAUL OFF FOR DISPOSAL.
5. REMOVE CONCRETE/AC AND HAUL OFF FOR DISPOSAL.
6. REMOVE GARDEN BED AND DIVIDERS AND HAUL OFF FOR DISPOSAL.
7. REMOVE EXISTING UTILITY POLE AND ASSOCIATED POWER LINES, HAUL OFF FOR DISPOSAL. CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES.
8. CAP AND DECOMMISSION EXISTING WELL AND HAUL OFF WELL TANK FOR DISPOSAL. CONTRACTOR TO COORDINATE WITH CITY AND PROJECT INSPECTOR.
9. REMOVE WOOD DECK AND HAUL OFF FOR DISPOSAL.
10. REMOVE FENCE/GATE AND HAUL OFF FOR DISPOSAL.
11. POWER TO BE REMOVED, CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES.
12. REMOVE EXISTING STORM PIPE AND HAUL OFF FOR DISPOSAL.
13. DECOMMISSION AND REMOVE EXISTING SEPTIC TANK/SYSTEM AND BACKFILL WITH STRUCTURAL FILL. CONTRACTOR TO COORDINATE WITH CITY AND PROJECT INSPECTOR.
14. REMOVE EXISTING WATER SHUTOFF VALVE AND ASSOCIATED LINES, HAUL OFF FOR DISPOSAL.
15. REMOVE EXISTING KEYPAD AND ASSOCIATED POWER/COMM LINES AND HAUL OFF FOR DISPOSAL, CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES.
16. DISCONNECT AND REMOVE COMM PEDESTAL, AND HAUL OFF. CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES.

ALL DEMOLITION BEHIND TREE PROTECTION FENCE SHALL BE DONE USING HAND TOOLS AND HAND METHODS, WHILE UNDER OBSERVATION OF PROJECT ARBORIST, UNLESS OTHERWISE APPROVED BY PROJECT ARBORIST. TREES SHALL BE FELLED IN A MANNER TO AVOID DAMAGE TO ADJACENT LINE TREES TO BE PRESERVED. STUMPS SHALL BE CUT FLUSH WITH THE EXISTING GRADE AND LEFT IN PLACE OR GROUND.



PRELIMINARY DEMOLITION AND TREE REMOVAL PLAN

**DAHLIA GLEN SUBDIVISION
VENTURE PROPERTIES INC.
CITY OF CANBY, OREGON**



RENEWAL DATE: 6/30/26

JOB NUMBER:	11052
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DESIGNED BY:	MBM
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TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10005	CONIFEROUS	13, 13	REMOVE
10006	CONIFEROUS	15	REMOVE
10007	CONIFEROUS	15	REMOVE
10008	CONIFEROUS	12	REMOVE
10009	CONIFEROUS	17	REMOVE
10010	CONIFEROUS	16	REMOVE
10011	CONIFEROUS	18	REMOVE
10012	CONIFEROUS	17	REMOVE
10015	CONIFEROUS	25, 56, 59	REMOVE
10016	CONIFEROUS	54	REMOVE
10017	CONIFEROUS	32, 45, 55	REMOVE
10018	DECIDUOUS	23	REMOVE
10019	DECIDUOUS	20	REMOVE
10020	DECIDUOUS	38	REMOVE
10021	CONIFEROUS	63	REMOVE
10022	DECIDUOUS	13, 13	REMOVE
10023	DECIDUOUS	22	REMOVE
10024	DECIDUOUS	13	REMOVE
10025	DECIDUOUS	16	REMOVE
10026	CONIFEROUS	33	REMOVE
10027	CONIFEROUS	24	REMOVE
10028	DECIDUOUS	12	REMOVE
10029	DECIDUOUS	7	REMOVE
10030	DECIDUOUS	7	REMOVE

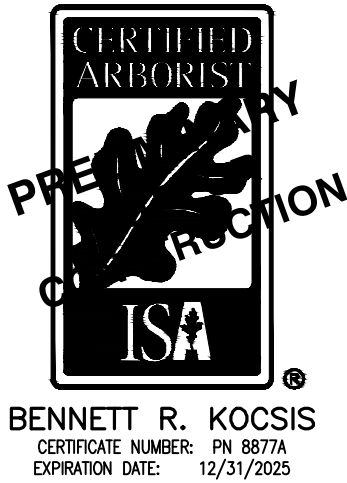
TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10556	CONIFEROUS	23	REMOVE
10558	DECIDUOUS	23	REMOVE
10559	DECIDUOUS	39	REMOVE
10561	CONIFEROUS	14	REMOVE
10562	CONIFEROUS	34	REMOVE
10564	CONIFEROUS	20	REMOVE
10565	CONIFEROUS	22	REMOVE
10566	CONIFEROUS	16	REMOVE
10569	DECIDUOUS	39	REMOVE
10570	DECIDUOUS	29	REMOVE
10571	CONIFEROUS	20	REMOVE
10572	CONIFEROUS	16	REMOVE
10603	CONIFEROUS	15	REMOVE
10606	CONIFEROUS	18	REMOVE
10607	CONIFEROUS	15	REMOVE
10676	CONIFEROUS	10, 12	REMOVE
10677	CONIFEROUS	7, 11	REMOVE
10678	CONIFEROUS	6, 6, 6, 6	REMOVE
10679	CONIFEROUS	16	REMOVE
10680	CONIFEROUS	7, 10	REMOVE
10681	CONIFEROUS	9, 9	REMOVE
10682	CONIFEROUS	12	REMOVE
10683	CONIFEROUS	8	REMOVE
10684	CONIFEROUS	9, 11	REMOVE

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10031	CONIFEROUS	33	REMOVE
10032	CONIFEROUS	13	REMOVE
10033	CONIFEROUS	30	REMOVE
10034	CONIFEROUS	11	REMOVE
10035	CONIFEROUS	19	REMOVE
10037	CONIFEROUS	17	REMOVE
10038	CONIFEROUS	16	REMOVE
10039	CONIFEROUS	10	REMOVE
10040	CONIFEROUS	26	REMOVE
10041	CONIFEROUS	30	REMOVE
10207	DECIDUOUS	50	REMOVE
10208	CONIFEROUS	29	REMOVE
10209	DECIDUOUS	67	REMOVE
10210	DECIDUOUS	23	REMOVE
10211	DECIDUOUS	28	REMOVE
10212	DECIDUOUS	23	REMOVE
10213	CONIFEROUS	48	REMOVE
10214	CONIFEROUS	56	REMOVE
10215	DECIDUOUS	39	REMOVE
10216	DECIDUOUS	8, 15	REMOVE
10217	DECIDUOUS	12, 15	REMOVE
10218	DECIDUOUS	29	REMOVE
10219	DECIDUOUS	17	REMOVE
10220	DECIDUOUS	8	REMOVE

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10685	CONIFEROUS	6	REMOVE
10686	CONIFEROUS	9, 9	REMOVE
10687	CONIFEROUS	7, 7	REMOVE
10688	CONIFEROUS	14	REMOVE
10689	CONIFEROUS	6	REMOVE
10690	CONIFEROUS	6	REMOVE
10691	CONIFEROUS	6	REMOVE
10692	CONIFEROUS	6	REMOVE
10693	CONIFEROUS	9, 9, 11	REMOVE
10694	CONIFEROUS	13	REMOVE
10695	CONIFEROUS	12, 13	PRESERVE
10868	DECIDUOUS	9, 9, 9	REMOVE
10869	DECIDUOUS	9	REMOVE
10870	DECIDUOUS	6, 7	REMOVE
10871	DECIDUOUS	13	REMOVE
10986	CONIFEROUS	17	REMOVE
10987	CONIFEROUS	26	PRESERVE
10988	CONIFEROUS	7, 17	REMOVE
10989	DECIDUOUS	11, 15, 30	REMOVE
10990	DECIDUOUS	9, 9, 11	REMOVE
10991	CONIFEROUS	16	REMOVE
10992	CONIFEROUS	22	REMOVE
10993	CONIFEROUS	17	REMOVE
10994	CONIFEROUS	21	REMOVE

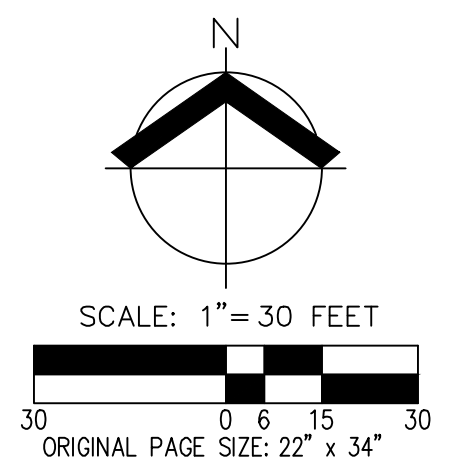
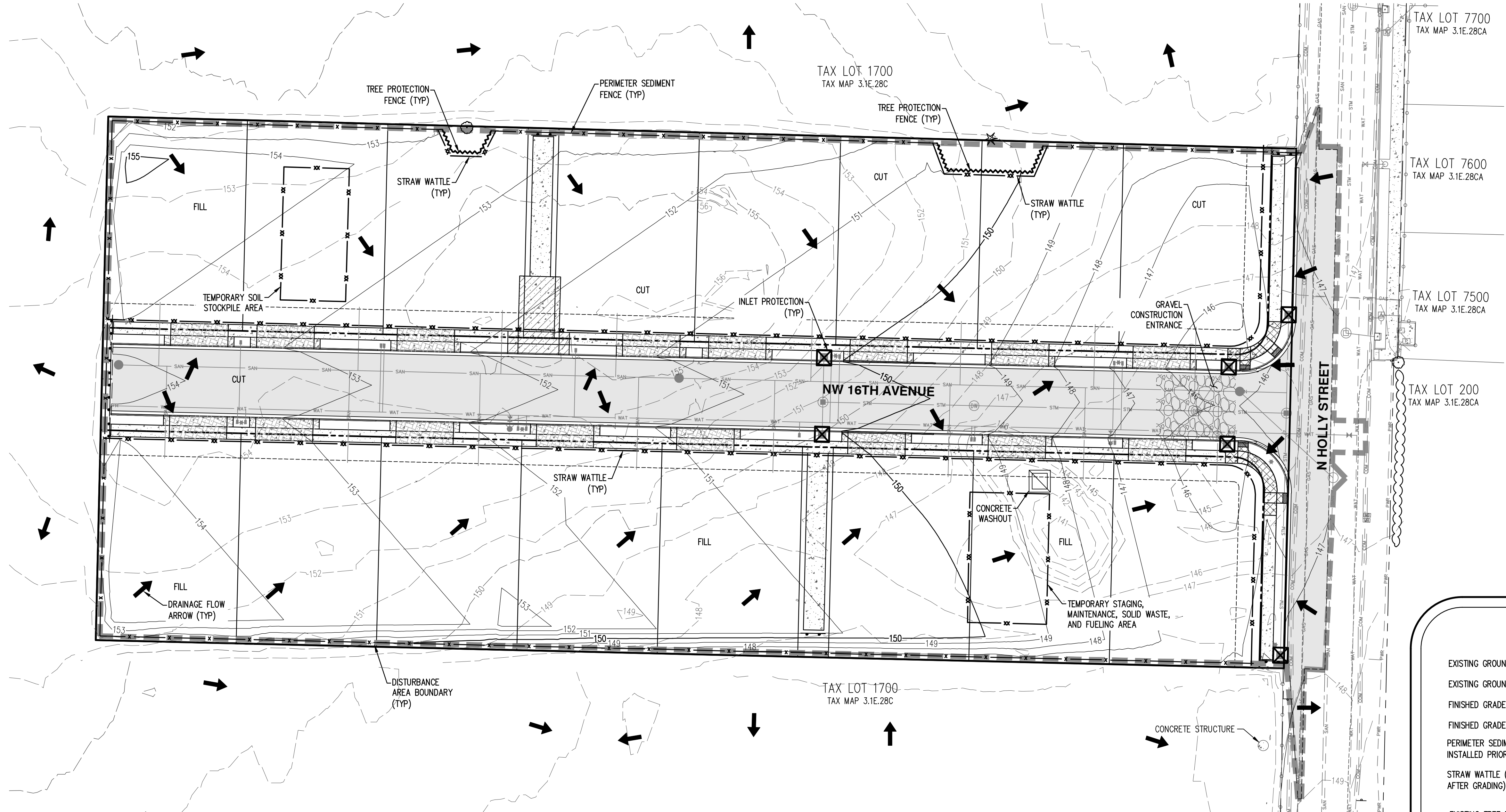
TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10221	CONIFEROUS	30	REMOVE
10222	DECIDUOUS	8	REMOVE
10223	DECIDUOUS	10	REMOVE
10224	DECIDUOUS	6	REMOVE
10225	DECIDUOUS	36	REMOVE
10226	CONIFEROUS	17	REMOVE
10227	DECIDUOUS	20	REMOVE
10228	CONIFEROUS	11	REMOVE
10229	DECIDUOUS	24	REMOVE
10230	DECIDUOUS	10	REMOVE
10231	DECIDUOUS	8	REMOVE
10232	DECIDUOUS	21	REMOVE
10233	DECIDUOUS	11	REMOVE
10234	DECIDUOUS	7, 7	REMOVE
10235	DECIDUOUS	8, 15	REMOVE
10298	DECIDUOUS	11, 12	REMOVE
10547	CONIFEROUS	25	REMOVE
10548	DECIDUOUS	25	REMOVE
10549	DECIDUOUS	6	REMOVE
10550	DECIDUOUS	6	REMOVE
10551	DECIDUOUS	8, 8	REMOVE
10552	DECIDUOUS	21	REMOVE
10553	DECIDUOUS	29	REMOVE
10555	CONIFEROUS	20	REMOVE

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10995	CONIFEROUS	13	REMOVE
10996	CONIFEROUS	18	REMOVE
10997	CONIFEROUS	7	REMOVE
10998	CONIFEROUS	12	REMOVE
11745	DECIDUOUS	46	REMOVE
11746	DECIDUOUS	72	REMOVE
11999	DECIDUOUS	13	REMOVE
12000	DECIDUOUS	12	REMOVE
12001	DECIDUOUS	39	REMOVE
12005	DECIDUOUS	12, 22, 22, 22	REMOVE
12009	CONIFEROUS	24, 24, 36	REMOVE
12023	DECIDUOUS	12	PRESERVE



RENEWAL DATE: 6/30/26	
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AKS DRAWING FILE: 11052 PRELIMINARY GRADING AND EROSION CONTROL | LAYOUT P07



LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	154
EXISTING GROUND CONTOUR (5 FT)	---	155
FINISHED GRADE CONTOUR (1 FT)	---	154
FINISHED GRADE CONTOUR (5 FT)	---	155
PERIMETER SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	x-x-x	
STRAW WATTLE (TO BE INSTALLED AFTER GRADING)	xx-xx-xx	
EXISTING TREE TO REMAIN	*	
INLET PROTECTION (TYP)	⊠	
CONCRETE WASHOUT AREA	▣	
DRAINAGE FLOW DIRECTION	➔	
DISTURBANCE BOUNDARY	- - - - -	
SAWCUT LINE	- - - - -	
TREE PROTECTION FENCE	~~~~~	
GRAVEL CONSTRUCTION ENTRANCE		
HARDSCAPE (AC/CONCRETE)		

PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN

DAHLIA GLEN SUBDIVISION

VENTURE PROPERTIES INC.

CITY OF CANBY, OREGON

RENEWAL DATE: 6/30/26

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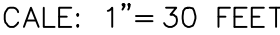
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P07

AKS

AKS ENGINEERING & FORESTRY, LLC
12905 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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TYPE III END OF ROAD
BARRICADE PER CLACKAMAS
COUNTY STANDARD DETAIL
T350 (TYP)

FUTURE STREET EXTENSION CONCEPT ALIGNMENT

16+

END STREET IMPROVEMENTS -
STA 15+94.80 NW 16TH AVENUE

TRACT A -
MULTI-USE PATHWAY

ALTERNATE DEAD END ROAD
TURNAROUND TEMPLATE PER
CANBY FIRE DISTRICT

— 10' STREET TO DRIVE
CLEAR VISION (TYP)

30' STREET TO STREET —

TAX LOT 7600
TAX MAP 3.1E.28CA

TAX LOT 7500
TAX MAP 3.1E.28CA

CL-CL INTERSECTION
STA 10+00.00 NW 16TH AVENUE
= STA 10+00.00 N HOLLY ST

TAX LOT 200
TAX MAP 3.1E.28CA

TAX LOT 1700
TAX MAP 3.1E.28C

TYPE III END OF ROAD
BARRICADE PER CLACKAMAS
COUNTY STANDARD DETAIL
T350 (TYP)

N HOLLY STREET

CL-CL INTERSECTION
STA 10+00.00 NW 16TH AVENUE
= STA 10+00.00 N HOLLY ST

N HOLLY STREET
STA 8+72.50 TO STA 10+23.65
1" = 5'

N HOLLY STREET
STA 10+23.65 TO STA 11+26.13
1" = 5'

NW 16TH AVENUE
STA 10+50.00 TO STA 15+90.00
1" = 5'

CONCRETE SIDEWALK / EMERGENCY

-  — ON-STREET PARKING
-  — DRIVEWAY/GARAGE PARKING

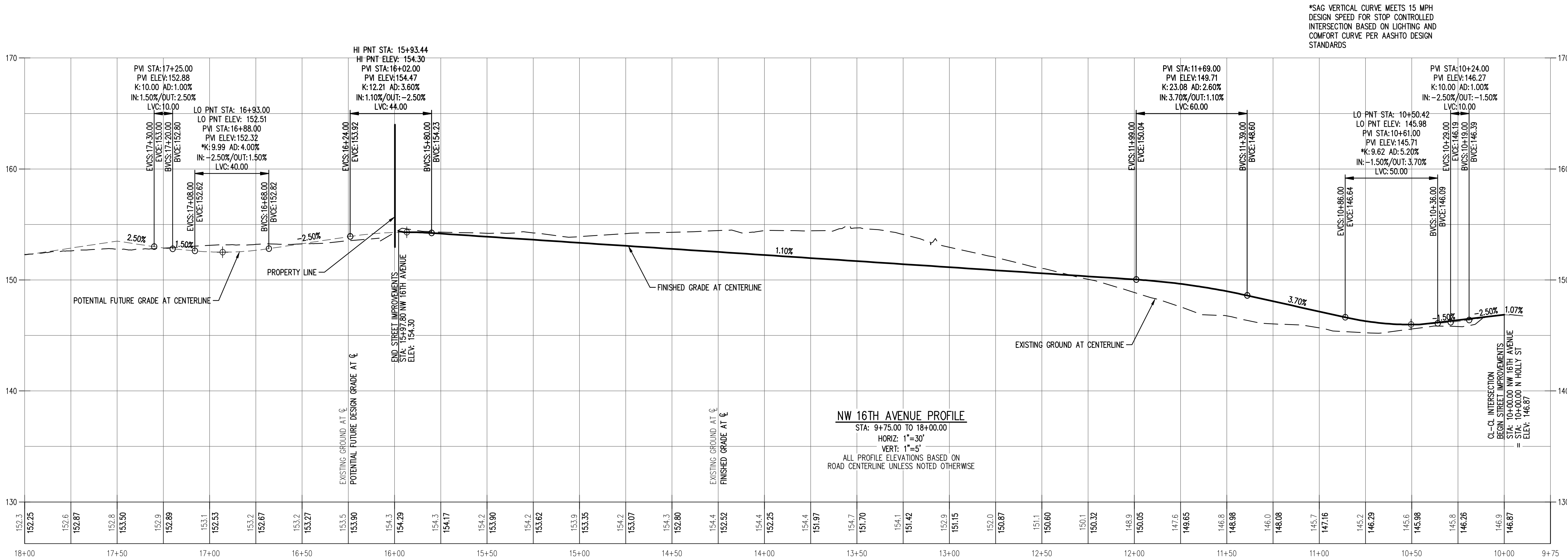
TOTAL ON-STREET PARKING SPOTS IN DAHLIA GLEN: 22
TOTAL PARKING SPOTS ON DRIVEWAY/GARAGE IN DAHLIA GLEN: 96

RENEWAL DATE: 6/30/26	
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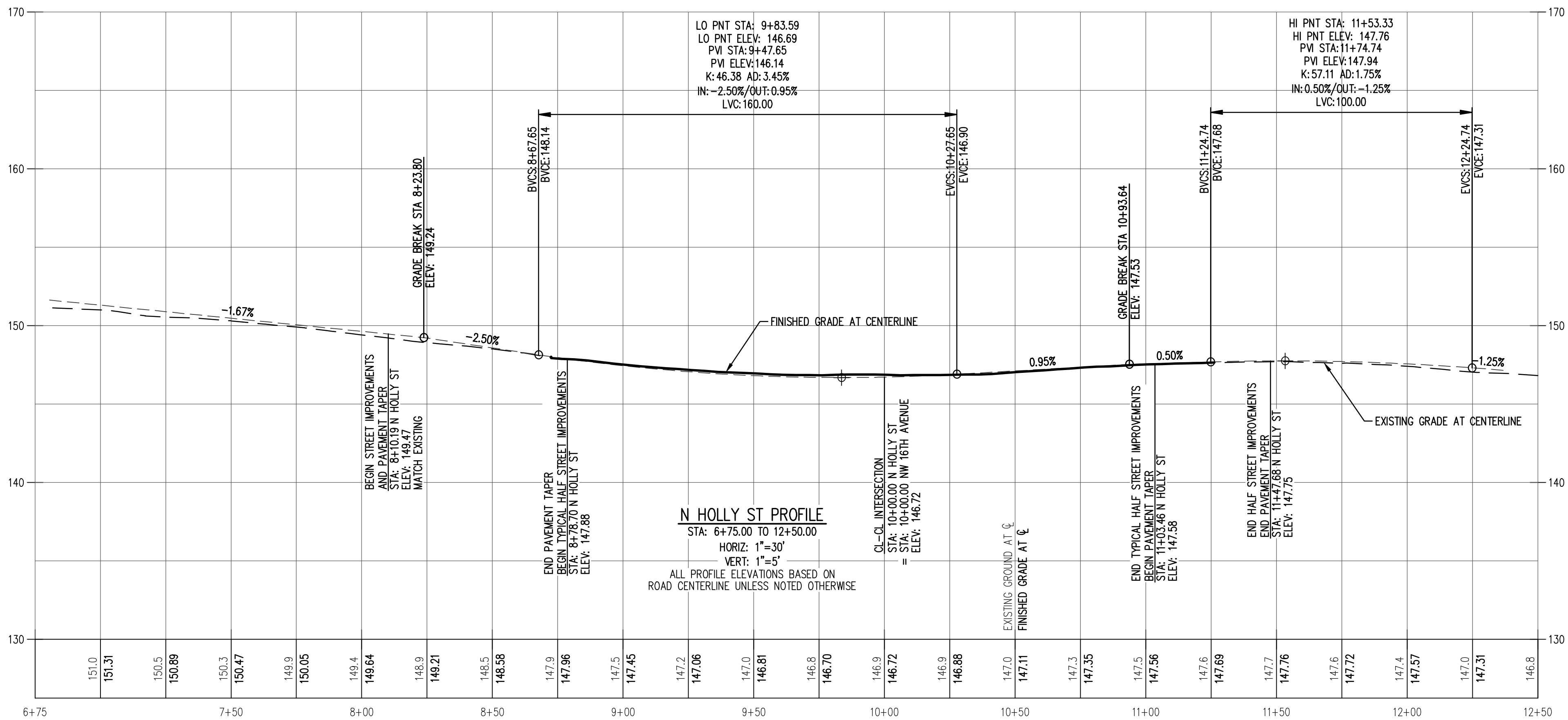
P08

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TUALATIN, OR 97062
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*SAG VERTICAL CURVE MEETS 15 MPH
DESIGN SPEED FOR STOP CONTROLLED
INTERSECTION BASED ON LIGHTING AND
COMFORT CURVE PER AASHTO DESIGN
STANDARDS



PRELIMINARY STREET PROFILE
DAHLIA GLEN SUBDIVISION
VENTURE PROPERTIES INC.
CITY OF CANBY, OREGON



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AKS DRAWING FILE: 11052 CIRCULATION PLANNING | LAYOUT: P10

LEGEND

COLLECTOR

NEIGHBORHOOD ROUTE

LOCAL ROAD

LOCAL ROAD – PLANNED

PEDESTRIAN ACCESSWAY – PLANNED

N

SCALE: 1"=150 FEET

150 0 30 75 150

ORIGINAL PAGE SIZE: 22" x 34"

The map displays a residential subdivision with various street layouts. Key streets include N Birch Street, NW Territorial Road, N Holly Street, and N Ivy Street. A green line indicates a planned pedestrian accessway, and a blue line indicates a planned local road. Lot numbers are shown in a grid, with some lots highlighted in purple. A label points to a specific area: CLACKAMAS COUNTY MINOR ARTERIAL (FUTURE CITY COLLECTOR).

PRELIMINARY CIRCULATION PLAN
DAHLIA GLEN SUBDIVISION
VENTURE PROPERTIES INC.
CITY OF CANBY, OREGON

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 12/12/2016
AKO SIMIC

RENEWAL DATE: 6/30/26

JOB NUMBER: 11052

DATE: 12/5/2024

DESIGNED BY: MBM

DRAWN BY: MBM

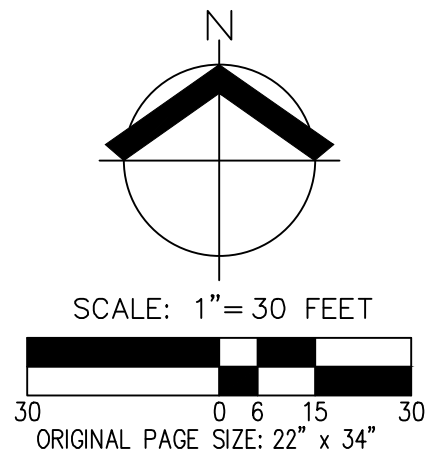
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P10

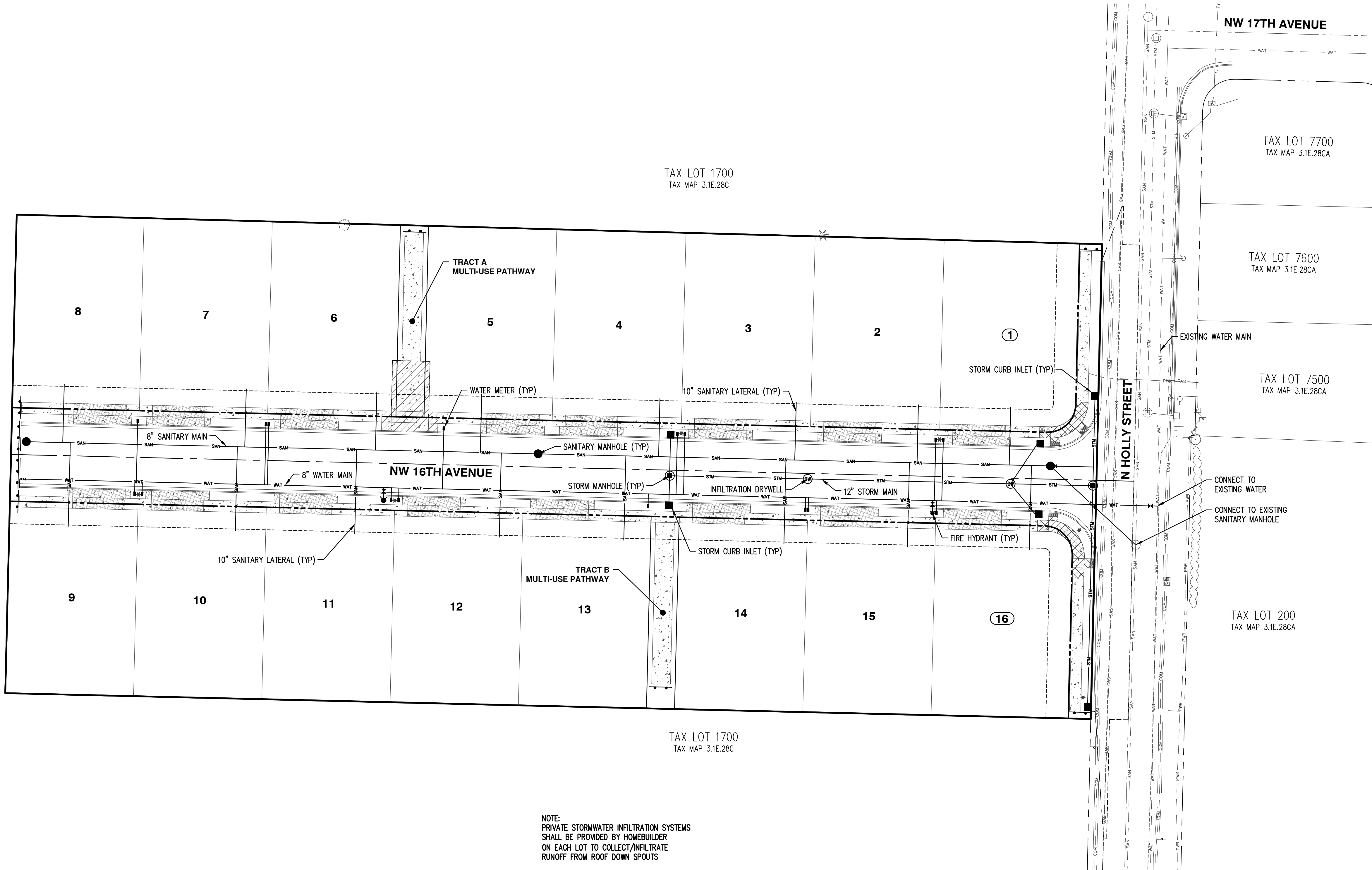
AKS

AKS ENGINEERING & FORESTRY, LLC
19305 SW HERMAN RD., STE 100
TUALATIN, OR 97062
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TAX LOT 1700
TAX MAP 3.1E.28C



NOTE:
PRIVATE STORMWATER INFILTRATION SYSTEMS
SHALL BE PROVIDED BY HOMEBUILDER
ON EACH LOT TO COLLECT/INFILTRATE
RUNOFF FROM ROOF DOWN SPOUTS

PRELIMINARY COMPOSITE UTILITY PLAN
DAHLIA GLEN SUBDIVISION
VENTURE PROPERTIES INC.
CITY OF CANBY, OREGON



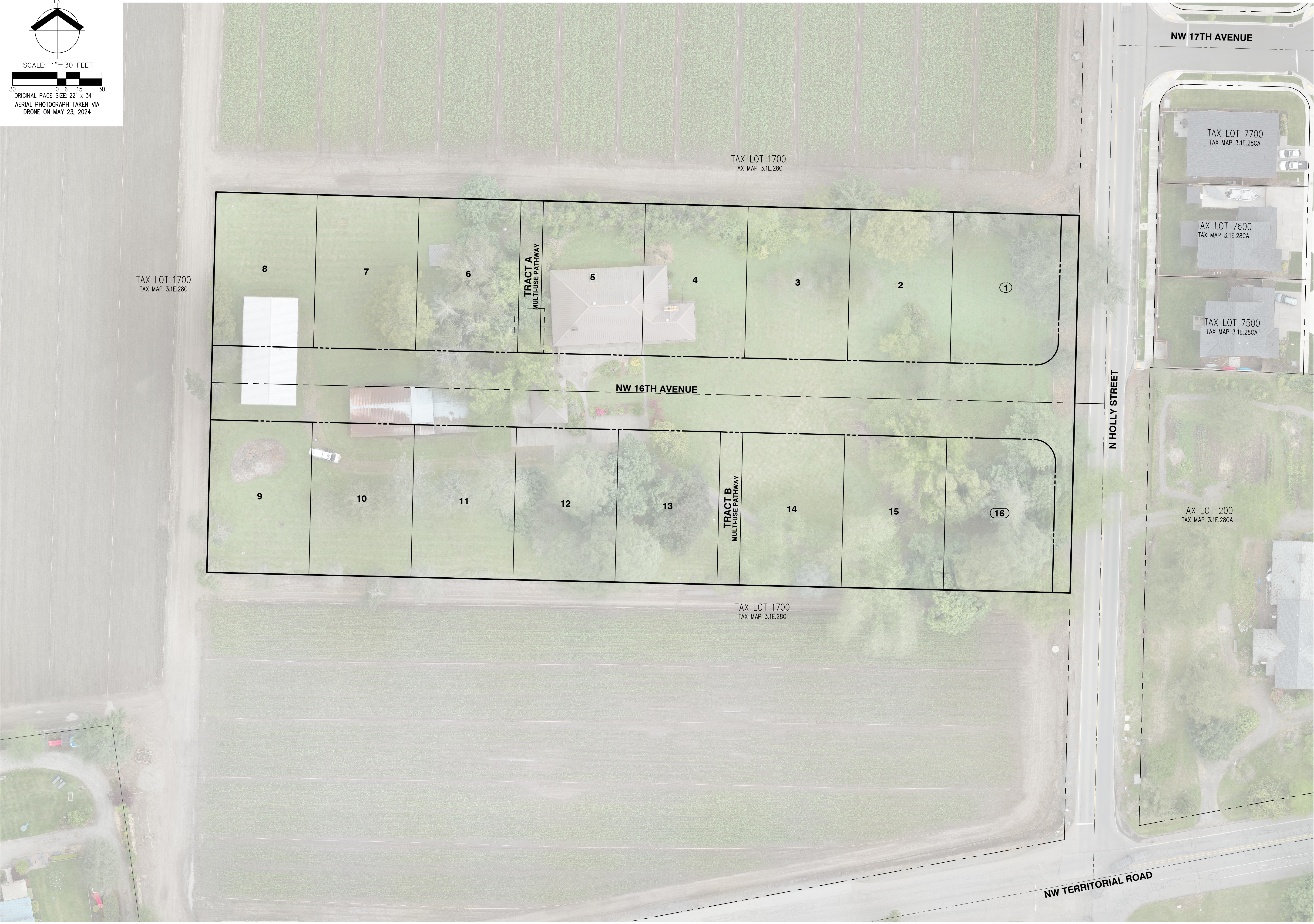
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SCALE: 1"= 30 FEET

ORIGINAL PAGE SIZE: 22" x 34"

AERIAL PHOTOGRAPH TAKEN VIA
DRONE ON MAY 23, 2024



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WWW.AKS-ENG.COM

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AERIAL PHOTO

DAHLIA GLEN SUBDIVISION

VENTURE PROPERTIES INC.

CITY OF CANBY, OREGON

REGISTERED PROFESSIONAL
ENGINEER
PRELIMINARY
NOT FOR
CONSTRUCTION
JAMES W. SIMIC
12/12/2016

RENEWAL DATE: 6/30/26

JOB NUMBER: 11052

DATE: 12/5/2024

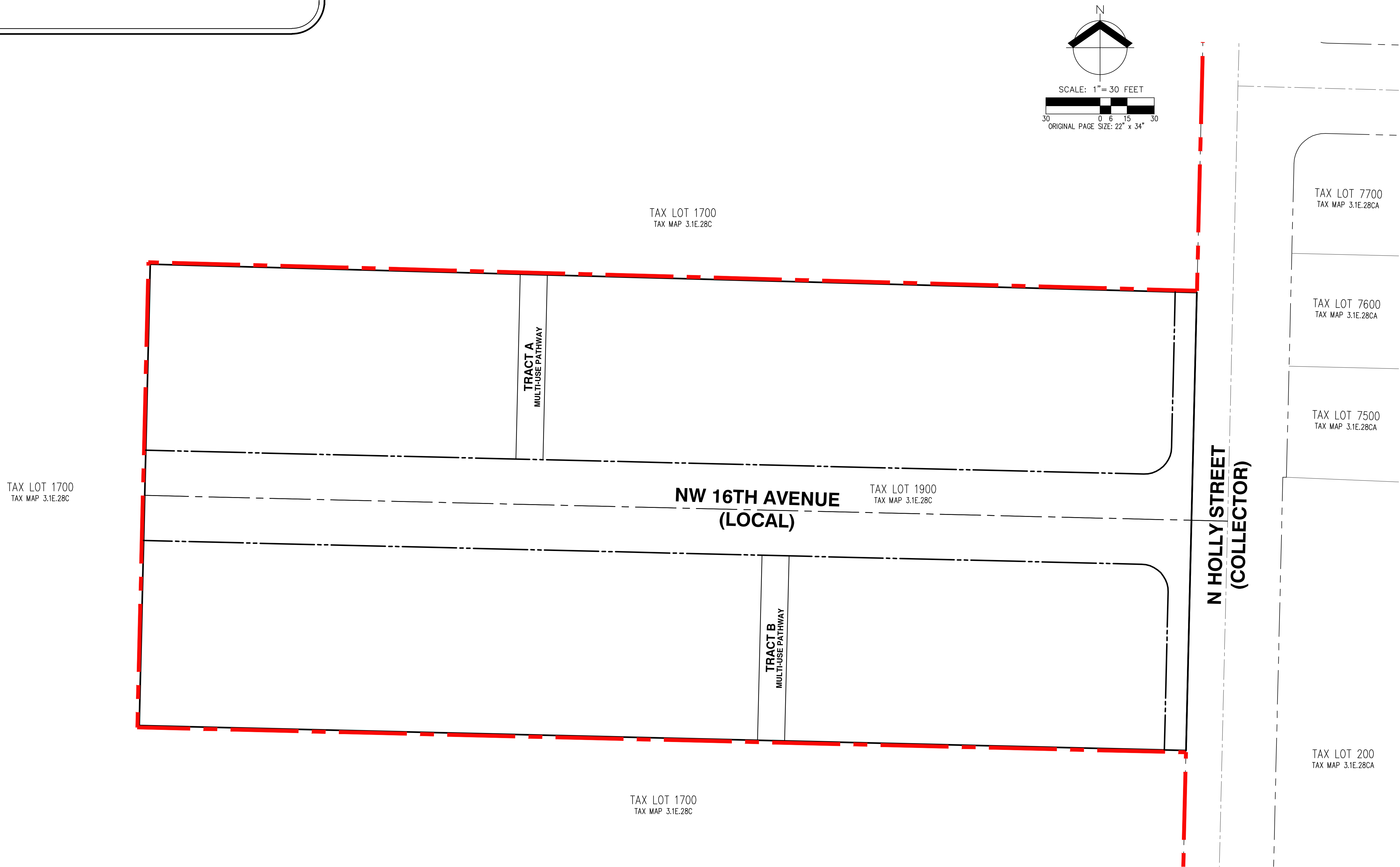
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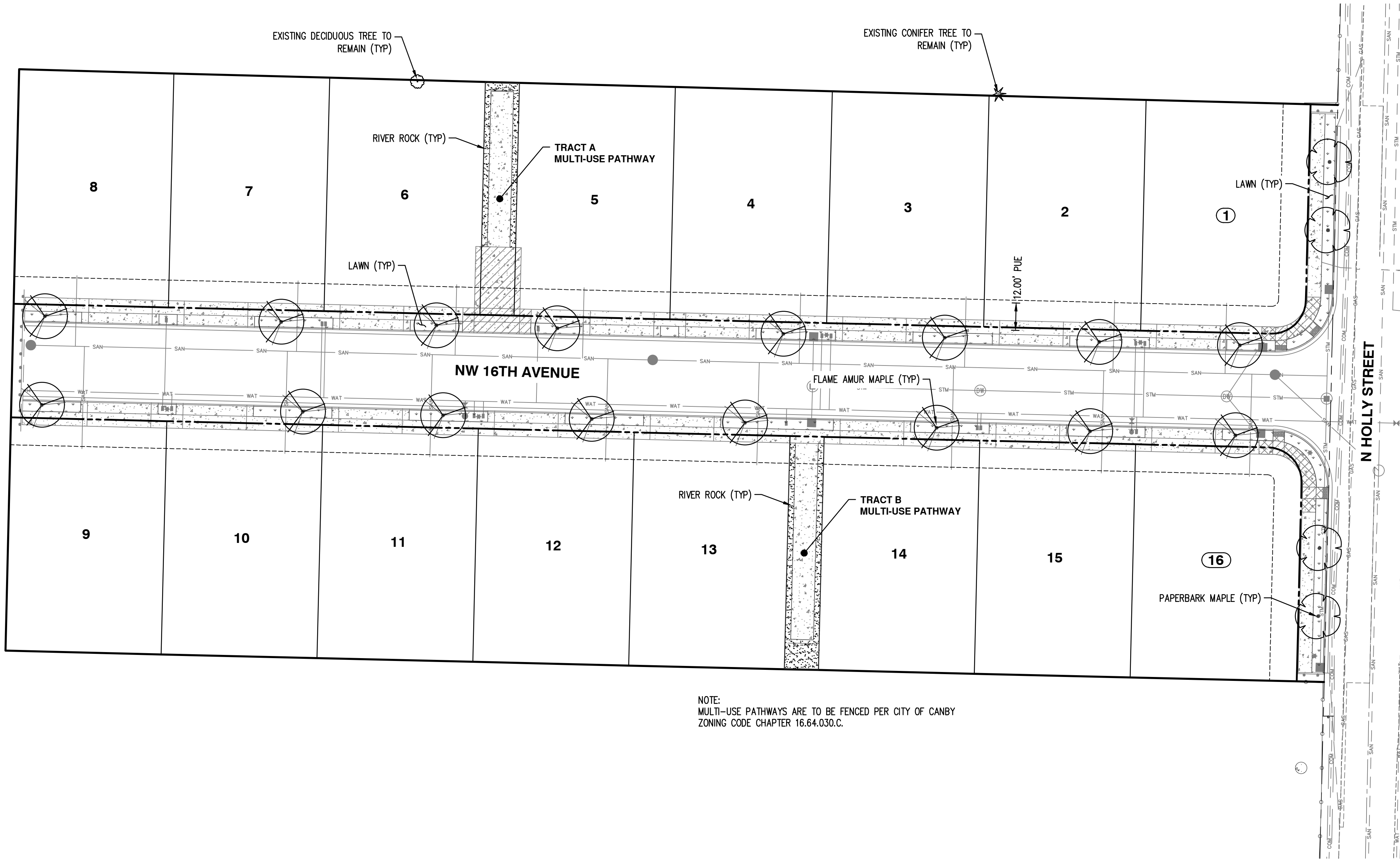
LEGEND

CITY OF CANBY URBAN GROWTH BOUNDARY/HOLLY DCP BOUNDARY



NOTE:
THIS APPLICATION ACCOMMODATES THE CITY-INITIATED UPDATE TO THE 2018 N HOLLY STREET DCP (AS RECENTLY ADOPTED THROUGH THE FILE NO. ANN 24-01/ZC 24-01) THAT ACCOUNTS FOR AN AMENDED TRANSPORTATION NETWORK TO BETTER PROVIDE FOR FUTURE URBANIZATION AND GROWTH IN THE SURROUNDING AREA.

AKS DRAWING FILE: 11052_LA_SHEET.DWG | LAYOUT: P14



PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
--------	-----	----------------	-------------	----------------	---------

TREES

	16	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL. B&B	AS SHOWN
	4	ACER GRISEUM	PAPERBARK MAPLE	2" CAL. B&B	AS SHOWN

SYMBOL	QTY	DESCRIPTION
--------	-----	-------------

GROUND COVERS

	3,386 SF±	LAWN
	1,032 SF±	RIVER ROCK

PRELIMINARY LANDSCAPE NOTES

- PLANTINGS ARE INTENDED TO SHOW DESIGN INTENT AND PORTRAY THE CHARACTER OF THE SITE. PLANT SPECIES, SIZES, SPACING, QUANTITIES, CONDITION, ETC. MAY BE CHANGED WITH APPROVAL DUE TO UNFORESEEN SITE CONDITIONS, UTILITY INSTALLATION, FINAL DRIVEWAY LOCATION, PLANT AVAILABILITY, ETC. PRIOR TO FINAL INSTALLATION, WHERE ALLOWABLE UNDER THE CITY OF CANBY'S DESIGN STANDARDS.
- LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF CANBY LANDSCAPE DESIGN STANDARDS, AND TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), CURRENT EDITION. PLANT MATERIALS SHALL BE HEALTHY, EVENLY BRANCHED, AND TYPICAL FOR THEIR SPECIES, CONFORMING TO SIZE AND QUALITY GRADE REQUIREMENTS OF THE ANSI Z260.1 STANDARD, CURRENT EDITION. PLANT IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
- BARK MULCH: APPLY A 3' DIAMETER BY 3" DEEP BARK MULCH RING AROUND ALL TREES. MULCH SHALL BE WELL-AGED DARK HEMLOCK, MEDIUM GRIND.
- IRRIGATION: IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL UTILIZE CURRENT WATER SAVING TECHNOLOGY WHERE FEASIBLE AND PROVIDE ALL COMPONENTS NECESSARY FOR COMPLETE AND EFFICIENT COVERAGE, INCLUDING CITY APPROVED BACK-FLOW DEVICE (DOUBLE CHECK VALVE ASSEMBLY, HEADS, PIPES, SLEEVING, ETC.). IRRIGATION SYSTEM SHALL BE DESIGNED TO LIMIT OVERSPRAY INTO NON-IRRIGATED AREAS.

PRELIMINARY LANDSCAPE PLAN
DAHLIA GLEN SUBDIVISION
VENTURE PROPERTIES INC.
CITY OF CANBY, OREGON



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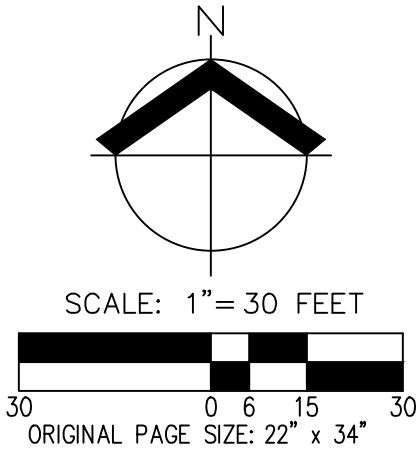
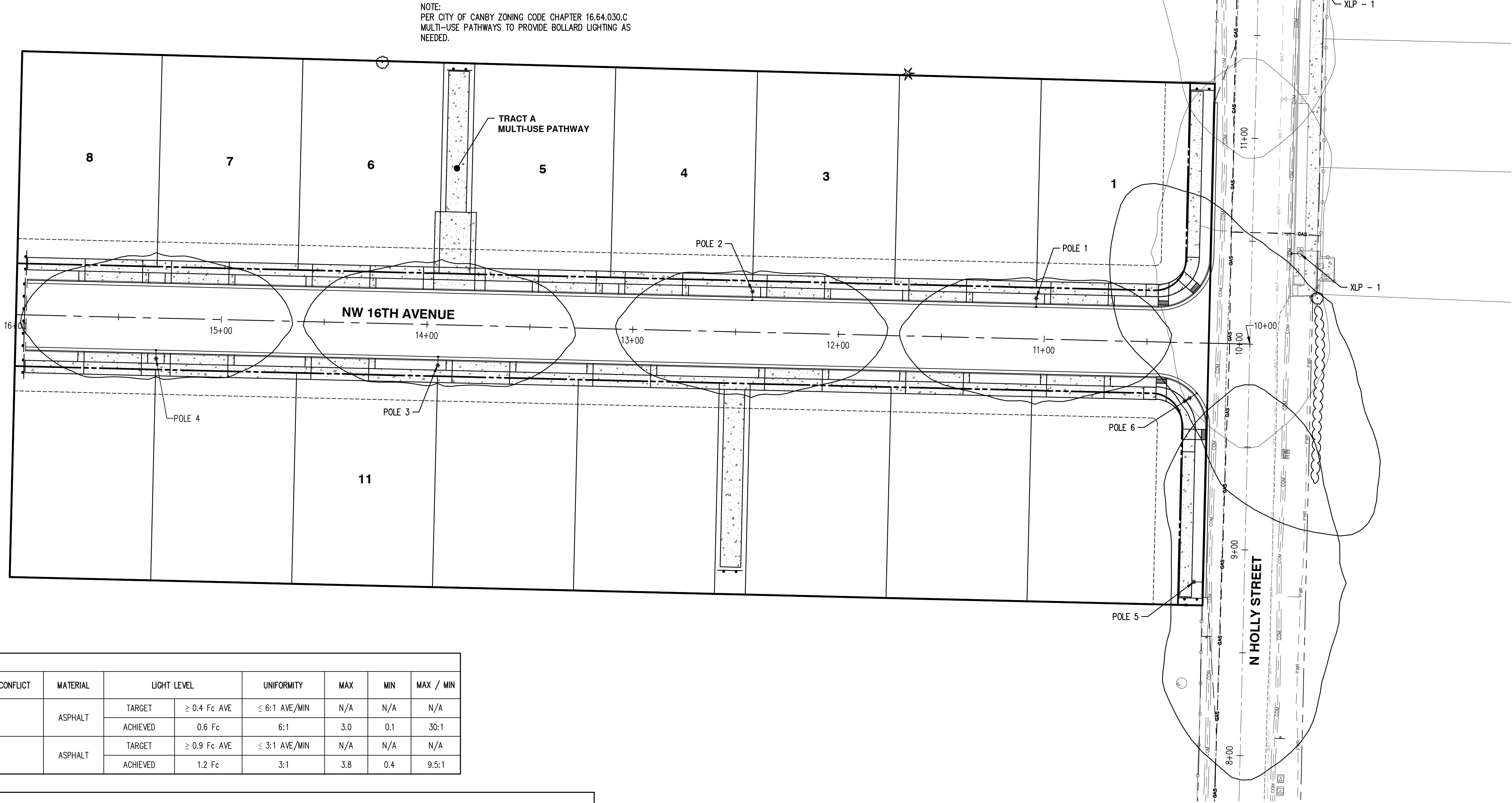
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LIGHT LEVEL SUMMARY									
ROADWAY	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
NW 16TH AVE	LOCAL	LOW	ASPHALT	TARGET	≥ 0.4 Fc AVE	$\leq 6:1$ AVE/MIN	N/A	N/A	N/A
				ACHIEVED	0.6 Fc	6:1	3.0	0.1	30:1
N HOLLY ST	ARTERIAL	LOW	ASPHALT	TARGET	≥ 0.9 Fc AVE	$\leq 3:1$ AVE/MIN	N/A	N/A	N/A
				ACHIEVED	1.2 Fc	3:1	3.8	0.4	9.5:1

LIGHT LEVEL SUMMARY									
INTERSECTION	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
NW 16TH AVE / N HOLLY ST	LOCAL/ARTERIAL	LOW	ASPHALT	TARGET	≥ 1.3 Fc AVE	$\leq 3:1$ AVE/MIN	N/A	N/A	N/A
				ACHIEVED	1.5 Fc	3.5:1	3.8	0.4	9.5:1

LUMINAIRE AND LIGHT POLE SCHEDULE										
SYMBOL	QUANTITY	LABEL	STYLE	LUMINAIRE						LIGHT POLE
				TYPE	INITIAL DELIVERED LUMENS	WATTS	LLF	DISTRIBUTION	BUG RATING	POLE STYLE
☆	2	XLP-1	EXISTING	LED	8,800	84W	0.85	TYPE 3	B3-U0-G3	EXISTING EVOLVE COBRA HEAD (24' M.H., 4' MAST ARM)
★	4	LP-1	PROPOSED	LED	5,000	39W	0.90	TYPE 3	B1-U0-G2	EVOLVE COBRA HEAD (17' M.H., 4' MAST ARM)
✱	2	LP-2	PROPOSED	LED	8,800	84W	0.90	TYPE 3	B3-U0-G3	EVOLVE COBRA HEAD (24' M.H., 4' MAST ARM)

NOTE: ☆ M.H. IS ABOVE ROAD GRADE



LIGHT POLE LOCATION TABLE			
POLE	STATION & OFFSET	ALIGNMENT	LABEL
POLE 1	11+04.22 (20.00'R)	NW 16TH AVE	LP-1
POLE 2	12+42.30 (20.00'R)	NW 16TH AVE	LP-1
POLE 3	13+94.30 (20.00'L)	NW 16TH AVE	LP-1
POLE 4	15+31.30 (20.00'L)	NW 16TH AVE	LP-1
POLE 5	8+83.90 (24.50'L)	N HOLLY ST	LP-2
POLE 6	9+73.06 (28.60'L)	N HOLLY ST	LP-2

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