

**SOUTH HILL COMMONS**  
**CONDITIONAL USE APPLICATION**



SITE AERIAL

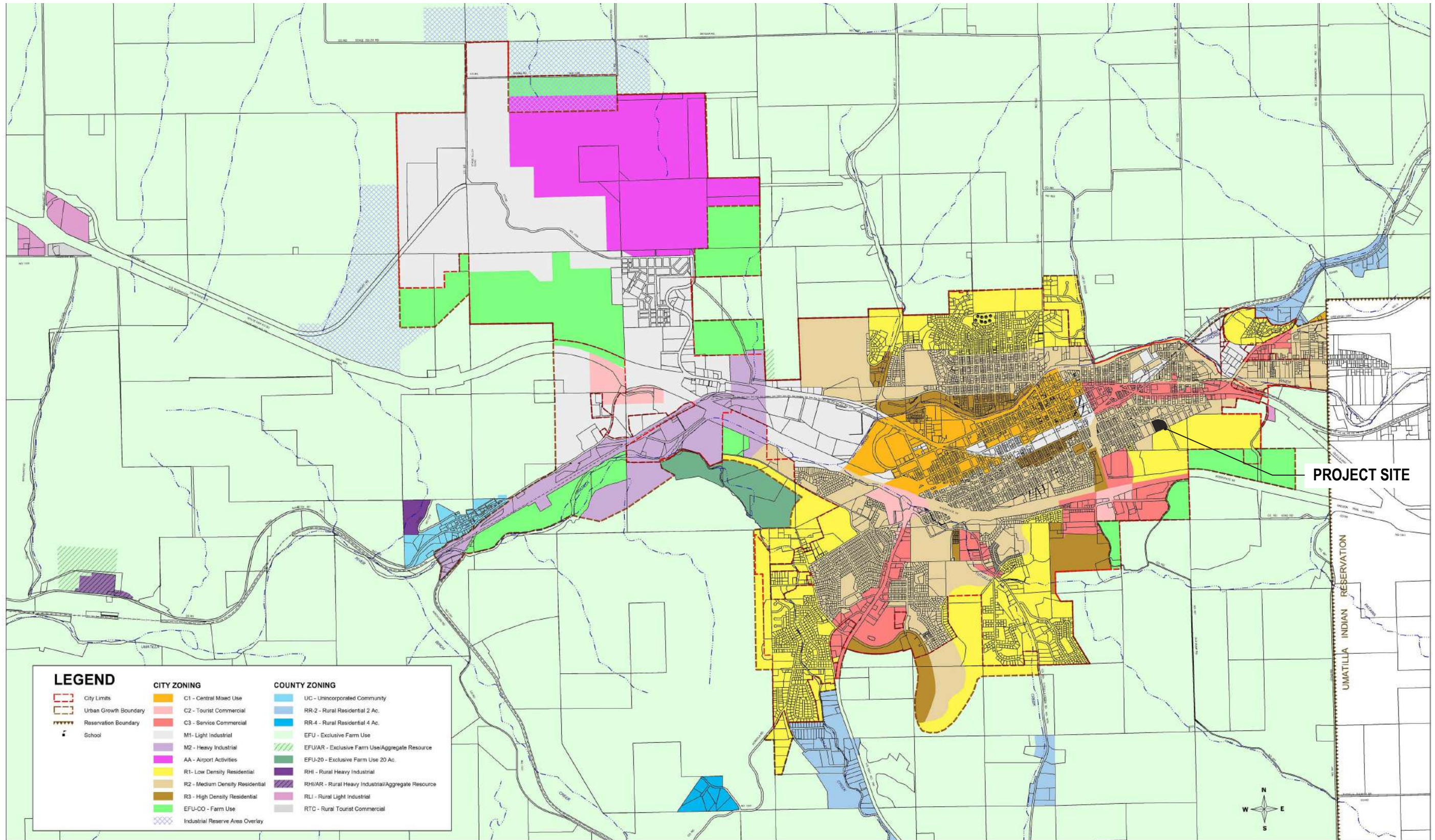


**KEY**

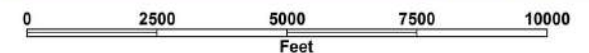
- Umatilla Tribe Leadership Point
- Umatilla Tribe Agency Office
- Education
- Commercial/ Employment Center
- Parks and Open Spaces
- Recreation/Cultural Opportunity
- Social Services
- Public Transportation
- Emergency Services

1. Site
2. Washington Elementary School
3. Sherwood Heights Elementary School
4. Sunridge Middle School
5. Pendleton High School
6. Blue Mountain Community College
7. Old West Federal Credit Union
8. Historic Downtown Pendleton
9. Bi-Mart Membership Discount Store
10. Pendleton Farmer's Market
11. WorkSource Pendleton
12. Til Taylor Park
13. May Park
14. Museum Park
15. Brownfield Park
16. River Park
17. Roy Raley Park
18. Grecian Heights Park
19. Heritage Station Museum
20. Pendleton KOA Journey
21. The Children's Museum of Eastern Oregon
22. Round-Up Hall of Fame
23. Pendleton Convetion Center
24. Walmart Supercenter
25. Social Security Administration
26. Department of Human Services
27. Capeco
28. St. Mary's Outreach
29. Umatilla County Health Department
30. St. Anthony's Hospital
31. City of Pendleton Fire Department
32. City Of Pendleton Transit North East Bus Loop
33. City of Pendleton Transit South West Bus Loop
34. Kayak Public Transit - Mission Metro
35. Kayak Public Transit - Mission Metro
36. Vincent Park
37. Pendleton Family Aquatic Center

VICINITY MAP



# CITY OF PENDLETON, OREGON & VICINITY



MAP DISCLAIMER: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of this data. Parcel data should be used for reference purposes only. Not for legal use. Created in GeoMedia Professional by J. Alford, Umatilla County Planning Department, 12/29/10, Updated 4/15/15  
 y:\workspace\planning\projects\PendletonZoning4\_15\_15.gws

ZONING MAP



**TerraCalc**  
 Land Surveying, Inc.  
 1615 N.E. Miller Street  
 McMinnville, OR 97128  
 (503) 857-0935  
 www.terra-calc.com

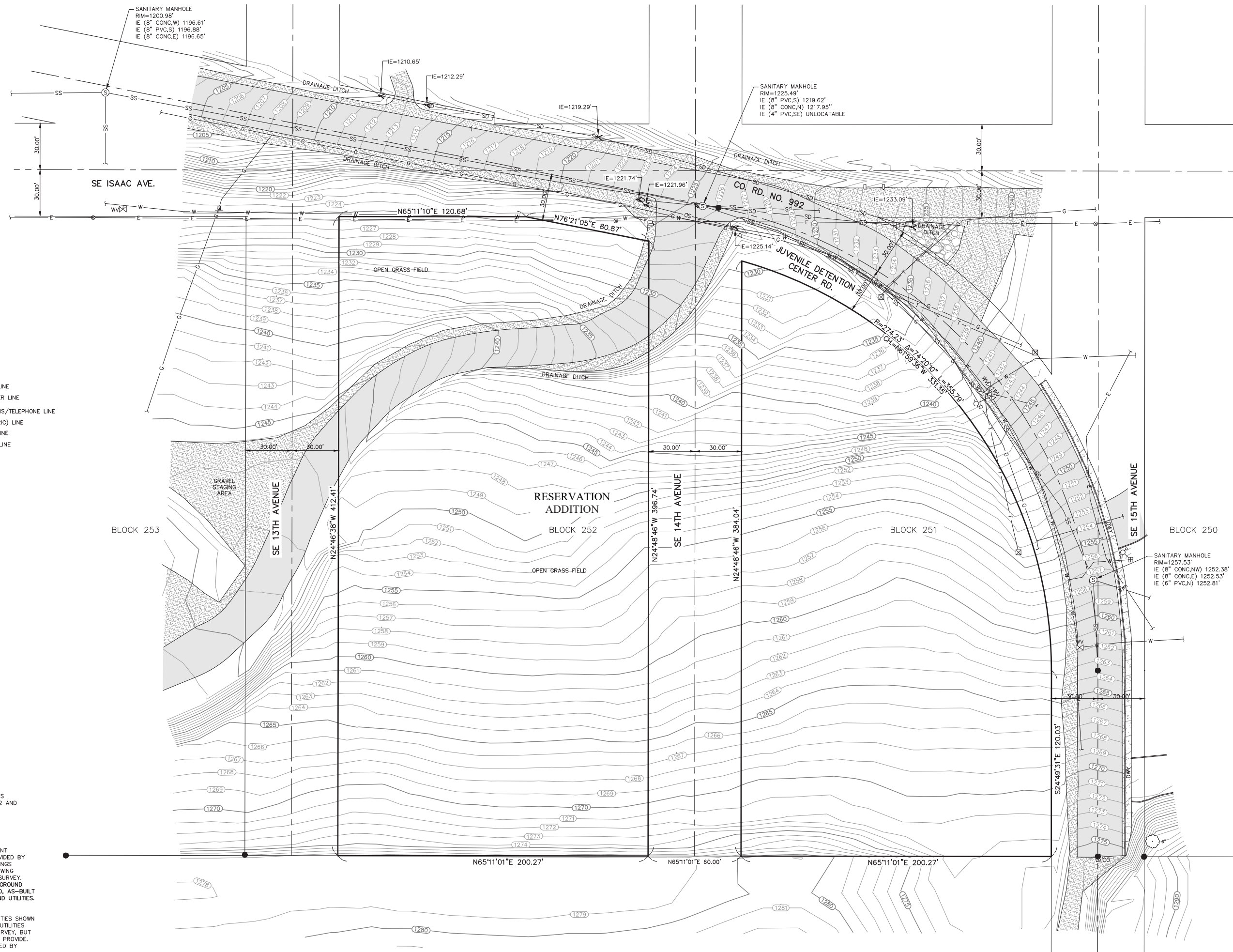
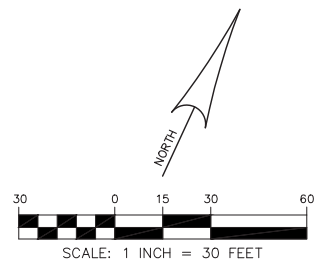
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 11, 2005  
 DARRELL S. HARR  
 56181

RENEWS: 6-30-23

**PENDLETON AFFORDABLE HOUSING  
 TOPOGRAPHIC / BOUNDARY SURVEY  
 IN THE NE 1/4 OF SECTION 11, T. 2 N., R. 32 E., W.M.  
 UMATILLA COUNTY, PENDLETON, OREGON**

FOR: DCM COMMUNITIES LLC | 16715 SE EVERGREEN LANE



- LEGEND:**
- DENOTES EXISTING ASPHALT PAVEMENT
  - DENOTES EXISTING CONCRETE PAVEMENT
  - DENOTES EXISTING GRAVEL
  - DENOTES EXISTING UNDERGROUND STORM DRAIN LINE
  - DENOTES EXISTING UNDERGROUND SANITARY SEWER LINE
  - DENOTES EXISTING UNDERGROUND COMMUNICATIONS/TELEPHONE LINE
  - DENOTES EXISTING UNDERGROUND POWER (ELECTRIC) LINE
  - DENOTES EXISTING UNDERGROUND WATER (H2O) LINE
  - DENOTES EXISTING UNDERGROUND NATURAL GAS LINE
  - DENOTES COMMUNICATION RISER
  - DENOTES FOUND MONUMENT AS SHOWN
  - DENOTES FIRE HYDRANT
  - DENOTES GAS WARNING SIGN
  - IE=0.00' - DENOTES INVERT ELEVATION OF PIPE/OUTFALL
  - DENOTES POWER (ELECTRIC) POLE
  - DENOTES SIGN AS NOTED
  - DENOTES SANITARY SEWER MANHOLE
  - DENOTES DECIDUOUS TREE + DIAMETER
  - DENOTES UNKNOWN UTILITY CLEANOUT
  - DENOTES WATER METER
  - DENOTES WATER SPIGOT
  - DENOTES WATER VALVE
  - DENOTES MAILBOX

**VERTICAL DATUM:**  
 PROJECT DATUM: NAVD 88  
 DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEOID12 AND LOCAL ORGN STATION DATA.

**UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

REVISIONS	DATE	BY
0	12/10/2021	CAJ
1		DSH

DRAWN	CAJ
SURVEYOR	DSH
CHECKED	DSH

JOB NO.	PENDL-TB
DRAWING NAME	PENDLETON TOPO
SHEET NO.	1 OF 1



EXISTING SITE - NTS



① VIEW LOOKING NORTH



② VIEW LOOKING SOUTHWEST



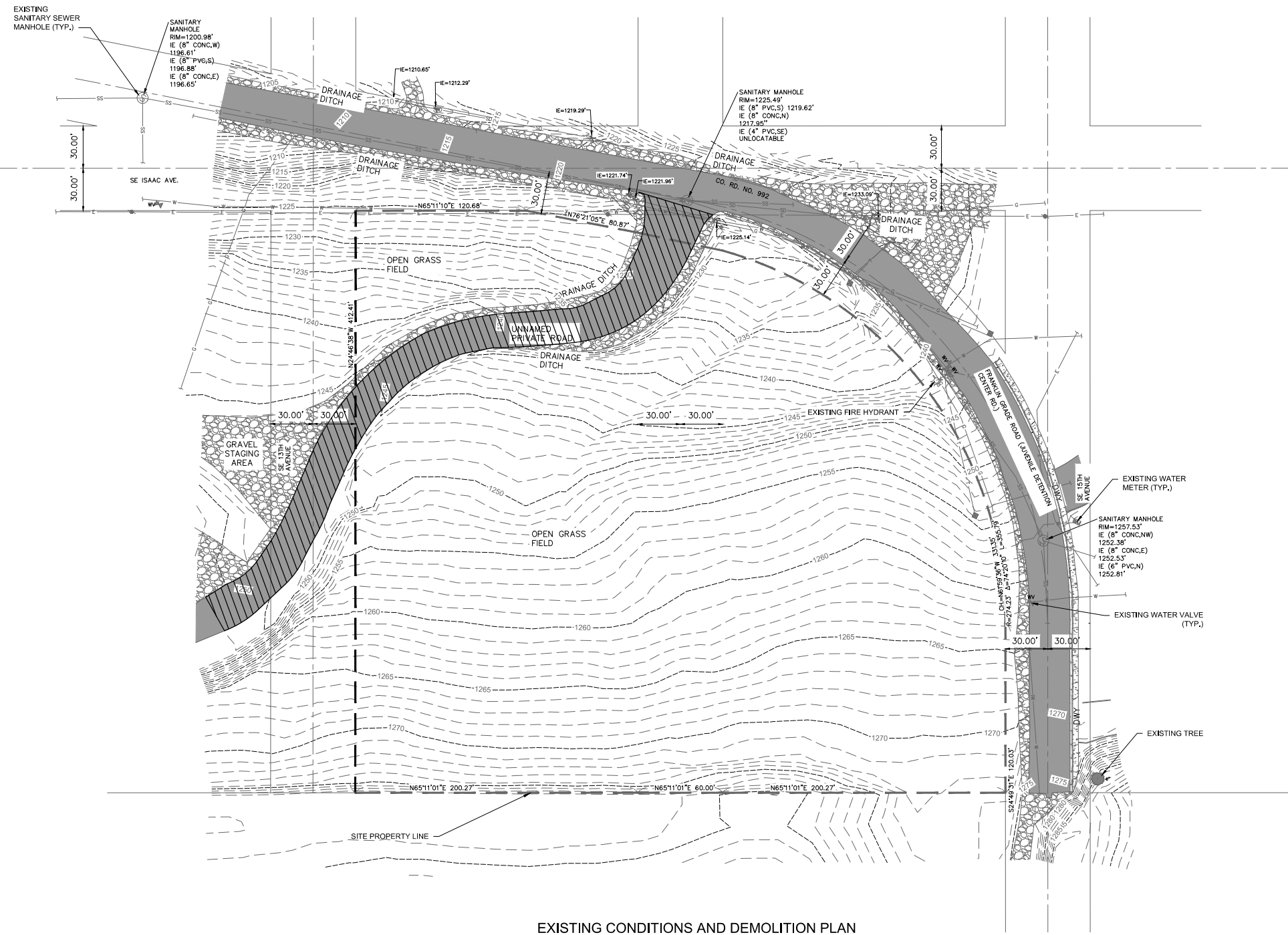
③ VIEW LOOKING SOUTHEAST



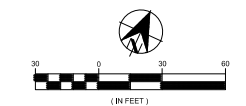
④ VIEW LOOKING SOUTH



⑤ VIEW LOOKING WEST



EXISTING CONDITIONS AND DEMOLITION PLAN



NOT FOR CONSTRUCTION

**GENERAL NOTES:**

**KEYNOTES:** ◆

**LEGEND:**

WATER LINE	— W — W —
SANITARY SEWER	— SS — SS —
GAS LINE	— G — G —
PROPERTY BOUNDARY	— — — — —
SANITARY MANHOLE	⊙
STORM SEWER	— SO — SO —
WATER VALVE	⊕
FIRE HYDRANT	⊕
COMMUNICATION RISER	⊕
TELEPHONE	— T —
POWER	— P —
POWER POLE	⊕
SIGN	⊕
EXISTING ASPHALT PAVEMENT	▒
EXISTING SIDEWALK	▒
EXISTING GRAVEL	▒
DEMO EXISTING ASPHALT - 12,740 SF	▒

**GENERAL NOTES:**

PRELIMINARY NOT FOR CONSTRUCTION

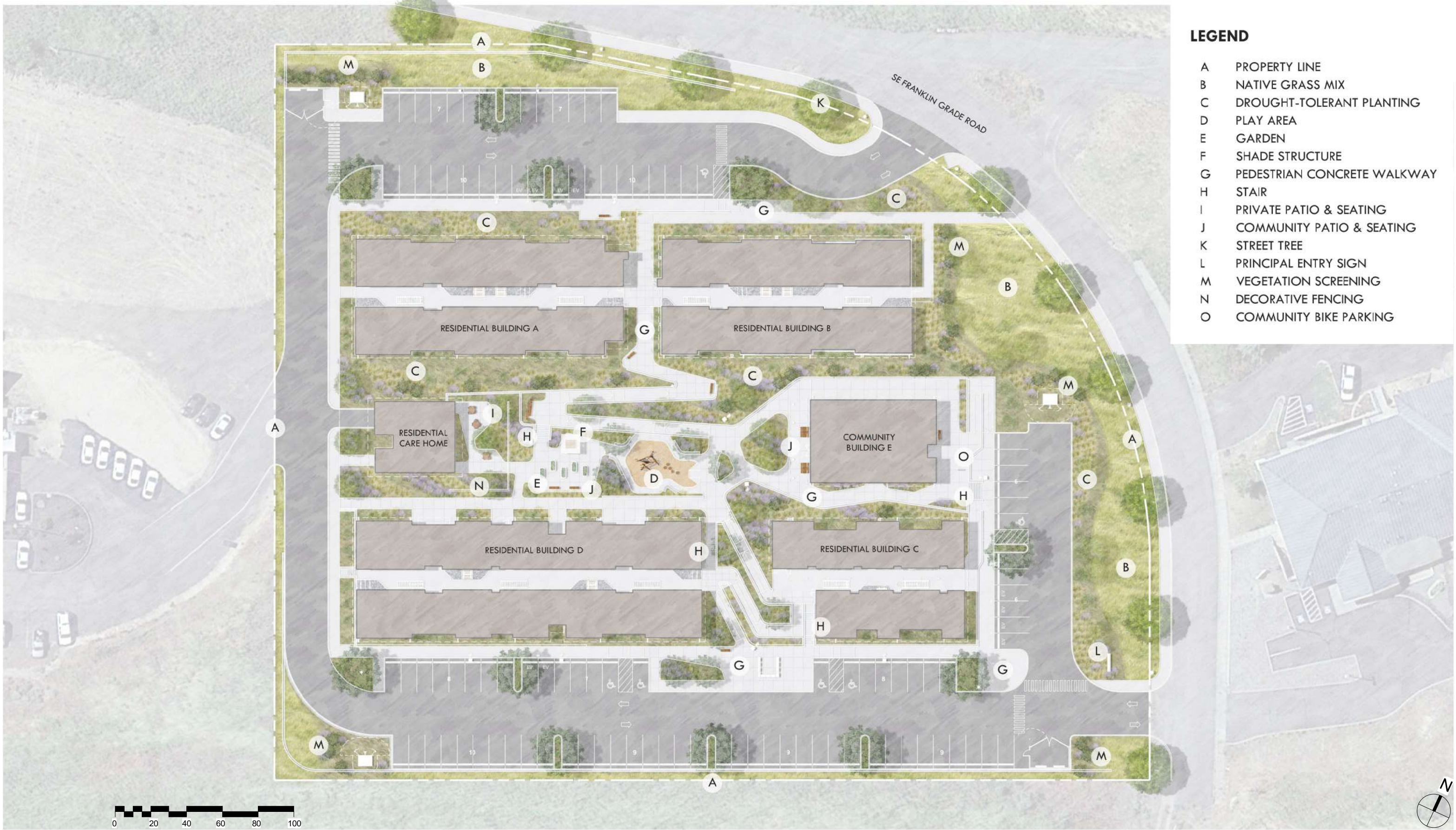
**AKANA**  
 6400 SE Lake Road, Ste 270  
 Portland, Oregon 97222  
 Voice (503) 652-9590

**SOUTH HILL COMMONS**  
 HORIZON PROJECT  
 PENDELTON, OREGON  
 DESIGN DEVELOPMENT

**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 PROJECT NO. CHA: 20008  
 AKANA: 21-049

**REVISIONS:**

**C1.10**



**LEGEND**

- A PROPERTY LINE
- B NATIVE GRASS MIX
- C DROUGHT-TOLERANT PLANTING
- D PLAY AREA
- E GARDEN
- F SHADE STRUCTURE
- G PEDESTRIAN CONCRETE WALKWAY
- H STAIR
- I PRIVATE PATIO & SEATING
- J COMMUNITY PATIO & SEATING
- K STREET TREE
- L PRINCIPAL ENTRY SIGN
- M VEGETATION SCREENING
- N DECORATIVE FENCING
- O COMMUNITY BIKE PARKING



GRAPHIC SCALE



ILLUSTRATIVE LANDSCAPE PLAN



R-2 MULTI-FAMILY DWELLING PARCEL: 172,202 SF  
(3.95 ACRES)

R-2 RESIDENTIAL CARE HOME PARCEL: 8,585 SF  
(0.2 ACRES)

TOTAL SOUTH HILL COMMONS PROPERTY: 180,787 SF  
(4.15 ACRES)


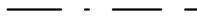
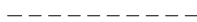






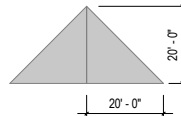



TOTAL PARKING SPACES: 106

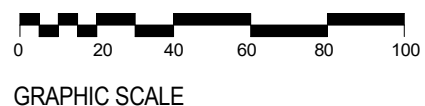
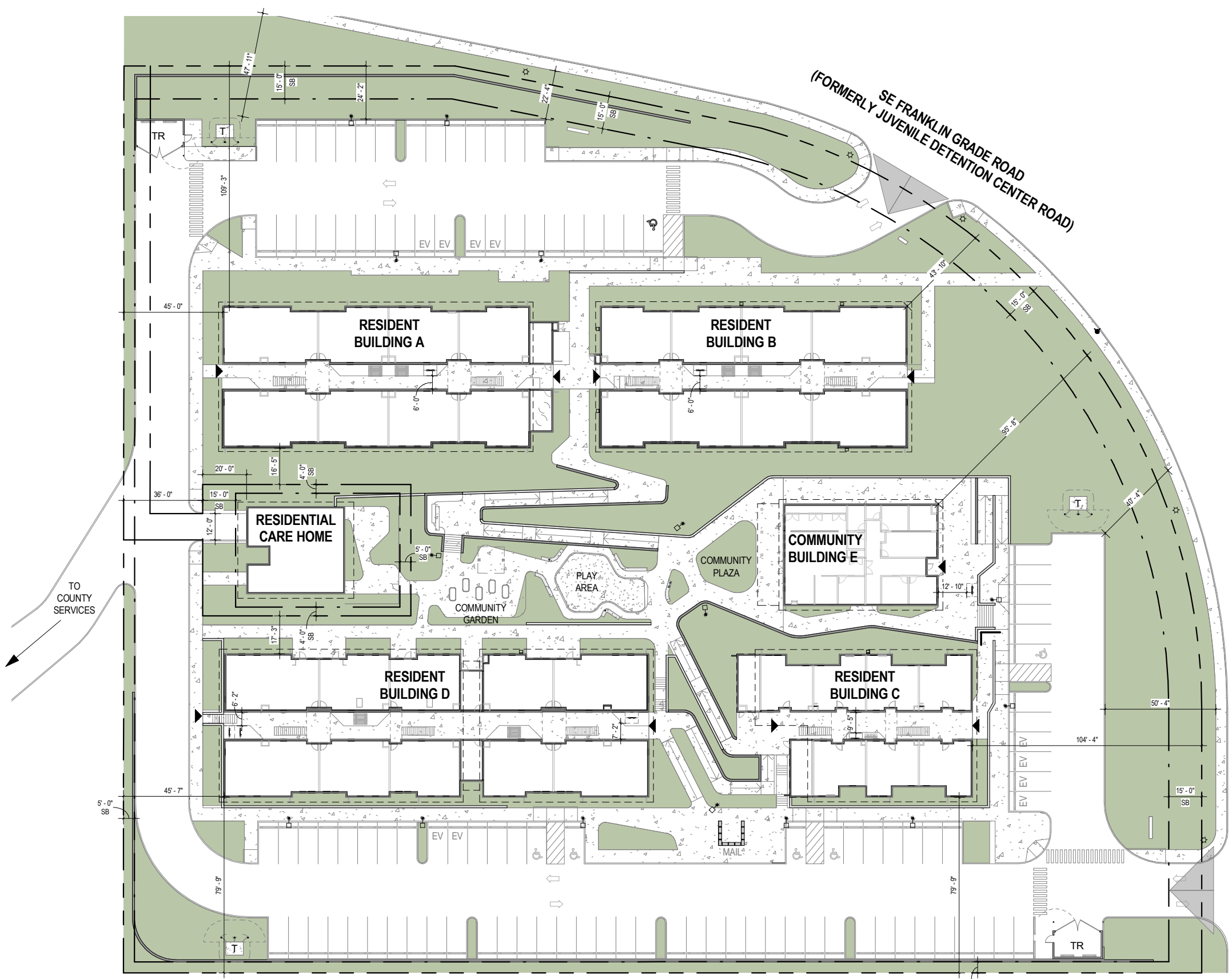
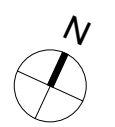
TOTAL LANDSCAPE AREA: 56,707 SF  
> (40) SF PER REQUIRED OFF STREET PARKING SPACE

**SITE PLAN ABBREVIATIONS:**

T - TRANSFORMER  
TR - TRASH ENCLOSURE  
EV - EV READY PARKING STALLS

**SITE PLAN LEGEND:**

-  PROPERTY LINE
-  MINIMUM REQUIRED SETBACK (SB)
-  ROOF EDGE ABOVE
-  ENTRY
-  EXISTING FIRE HYDRANT
-  BIKE RACKS  
30" x 72" CLEARANCE
-  WHEEL STOPS
-  ADA COMPLIANT PARKING
-  CROSSWALK STRIPING
-  CLEAR VISION AREA  
20'-0"  
20'-0"
-  LANDSCAPE AREA
-  PRIMARY ENTRY SIGN
-  COUNTY SERVICES SIGN



SITE PLAN - ARCHITECTURAL

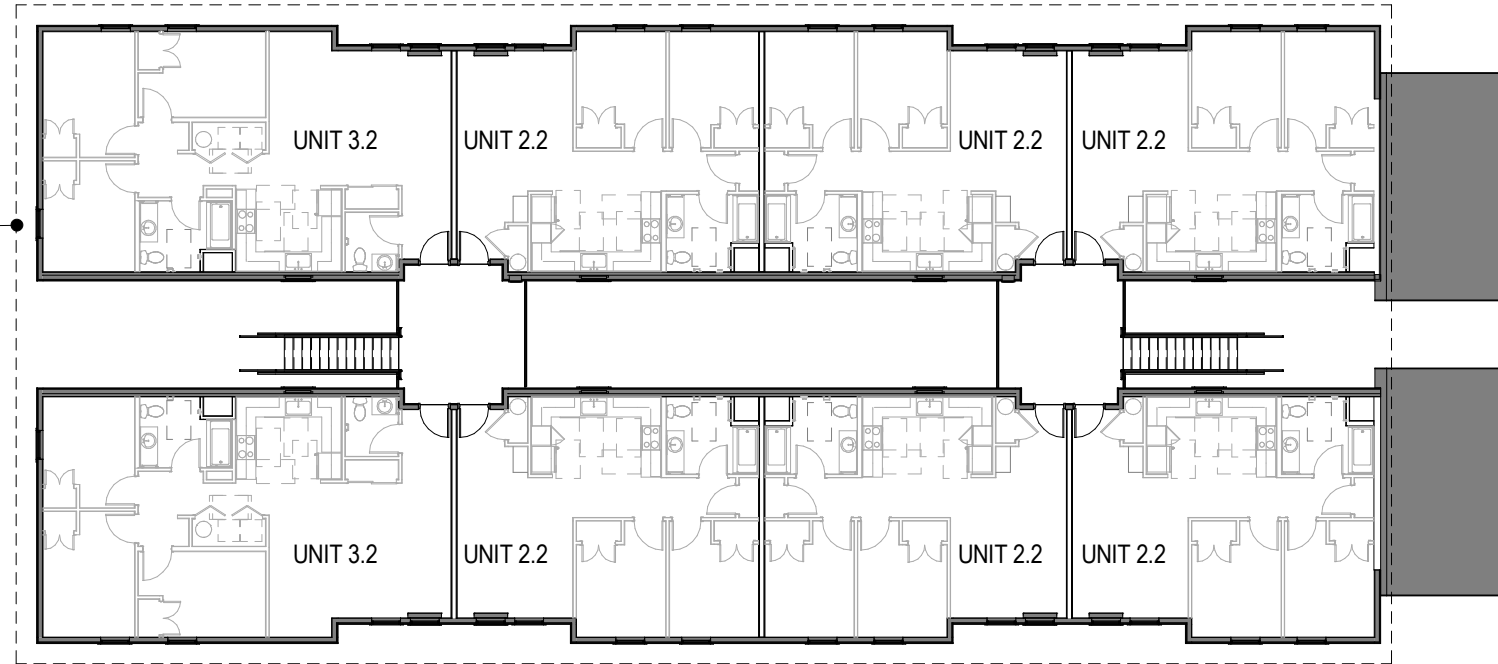
**BUILDING A GROSS FLOOR AREA**

LEVEL 1: 7,671 SF

LEVEL 2: 7,174 SF

TOTAL: 14,845 SF

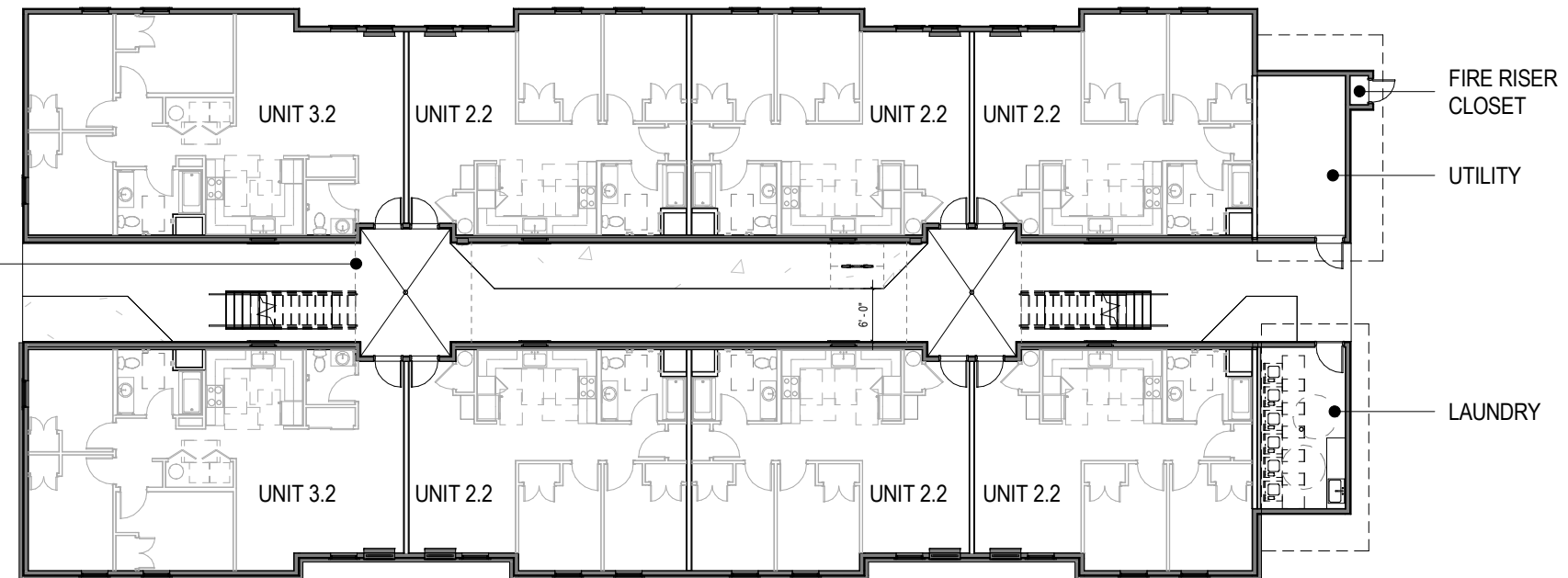
DASHED LINE INDICATES ROOF  
EXTENTS ABOVE, TYPICAL



**2 BUILDING A - LEVEL 2**  
SCALE: 1" = 20'-0"



DASHED LINE INDICATES DECK  
EXTENTS ABOVE, TYPICAL



**1 BUILDING A - LEVEL 1**  
SCALE: 1" = 20'-0"



FLOOR PLAN - BUILDING A

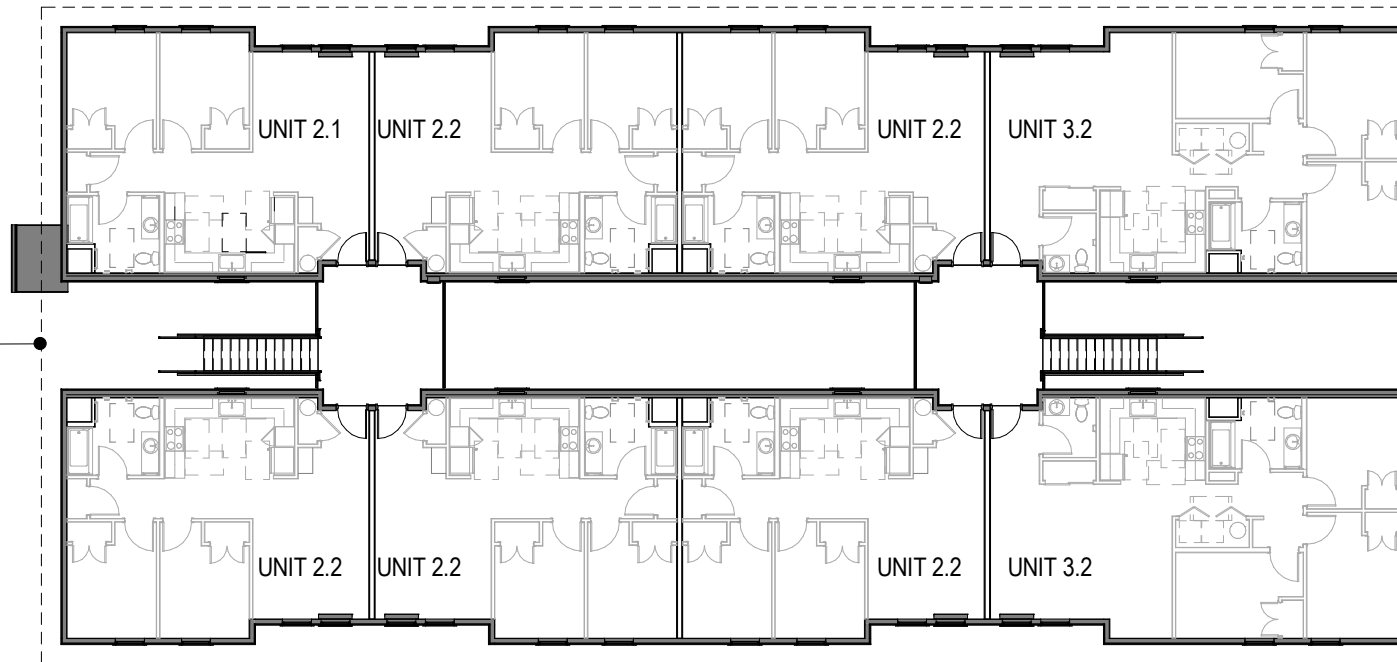
**BUILDING B GROSS FLOOR AREA**

LEVEL 1: 7,265 SF

LEVEL 2: 7,173 SF

**TOTAL: 14,438 SF**

DASHED LINE INDICATES ROOF  
EXTENDS ABOVE, TYPICAL



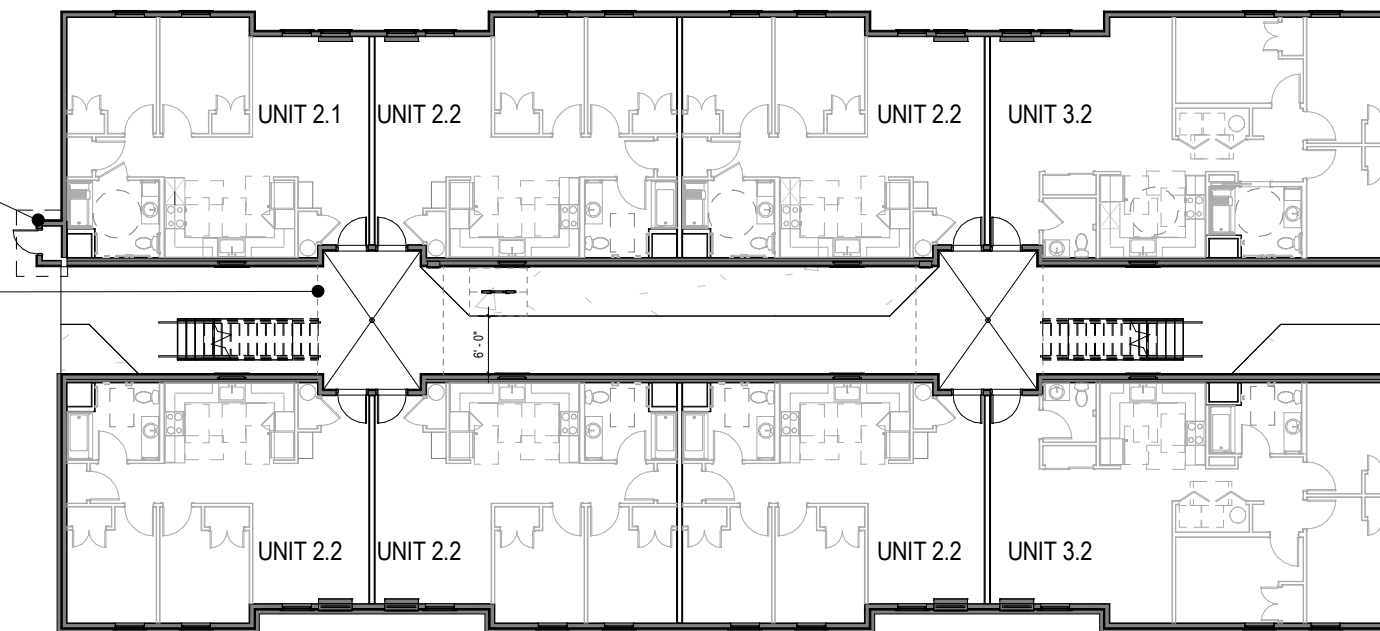
**2 BUILDING B - LEVEL 2**

SCALE: 1" = 20'-0"



FIRE RISER CLOSET

DASHED LINE INDICATES DECK  
EXTENDS ABOVE, TYPICAL



**1 BUILDING B - LEVEL 1**

SCALE: 1" = 20'-0"



GRAPHIC SCALE

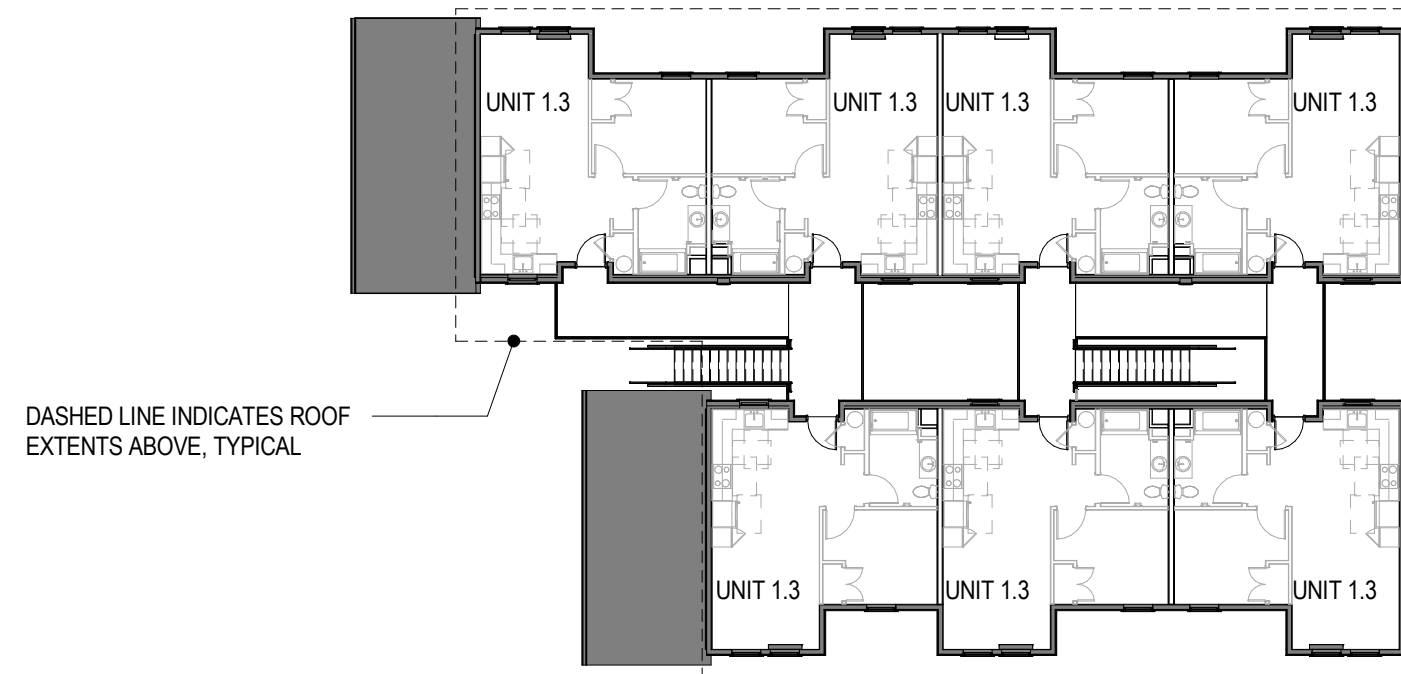
**FLOOR PLAN - BUILDING B**

**BUILDING C GROSS FLOOR AREA**

LEVEL 1: 4,621 SF

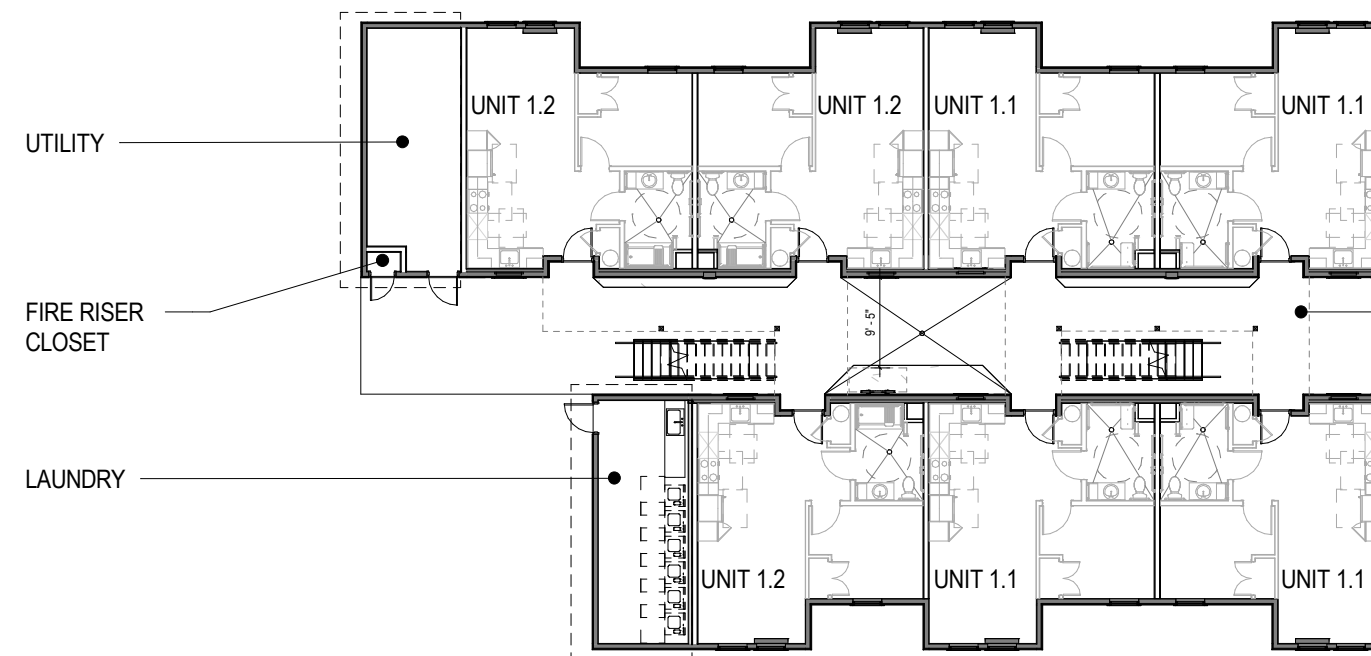
LEVEL 2: 4,069 SF

**TOTAL: 8,690 SF**



DASHED LINE INDICATES ROOF EXTENTS ABOVE, TYPICAL

**2 BUILDING C - LEVEL 2**  
SCALE: 1" = 20'-0"



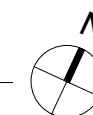
UTILITY

FIRE RISER CLOSET

LAUNDRY

DASHED LINE INDICATES DECK EXTENTS ABOVE, TYPICAL

**1 BUILDING C - LEVEL 1**  
SCALE: 1" = 20'-0"



GRAPHIC SCALE

FLOOR PLAN - BUILDING C

**BUILDING D GROSS FLOOR AREA**

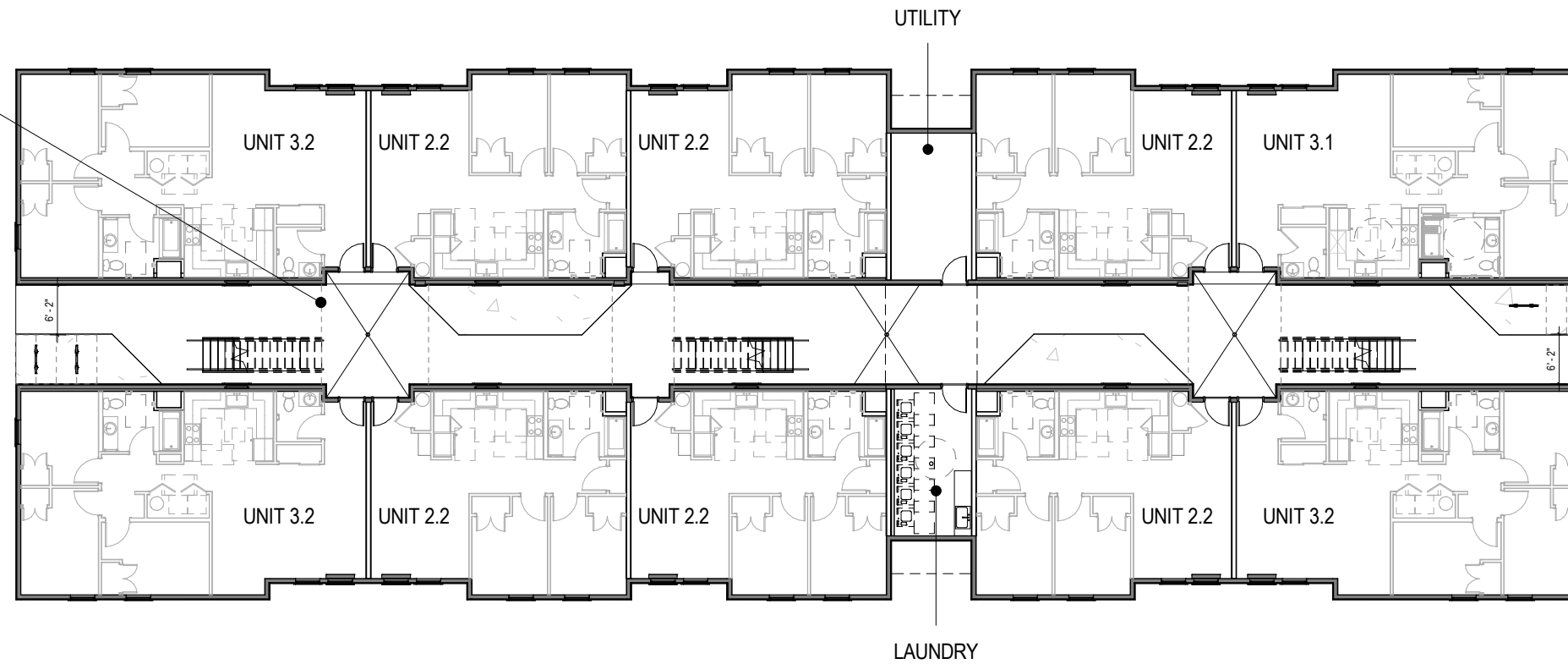
BASEMENT: 4,913 SF

LEVEL 1: 9,816 SF

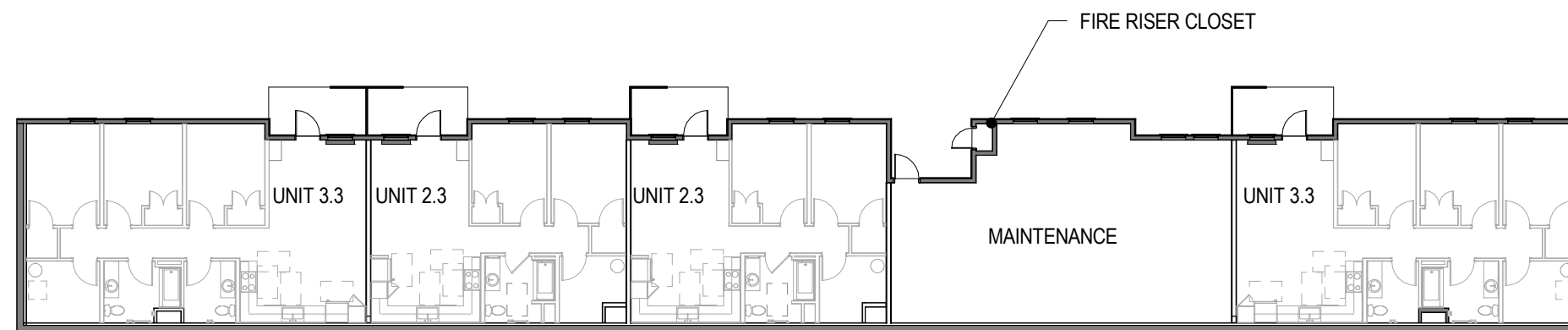
LEVEL 2: 9,439 SF

**TOTAL: 24,168 SF**

DASHED LINE INDICATES DECK  
EXTENTS ABOVE, TYPICAL



**2 BUILDING D - LEVEL 1**  
SCALE: 1" = 20'-0"



**1 BUILDING D - BASEMENT**  
SCALE: 1" = 20'-0"



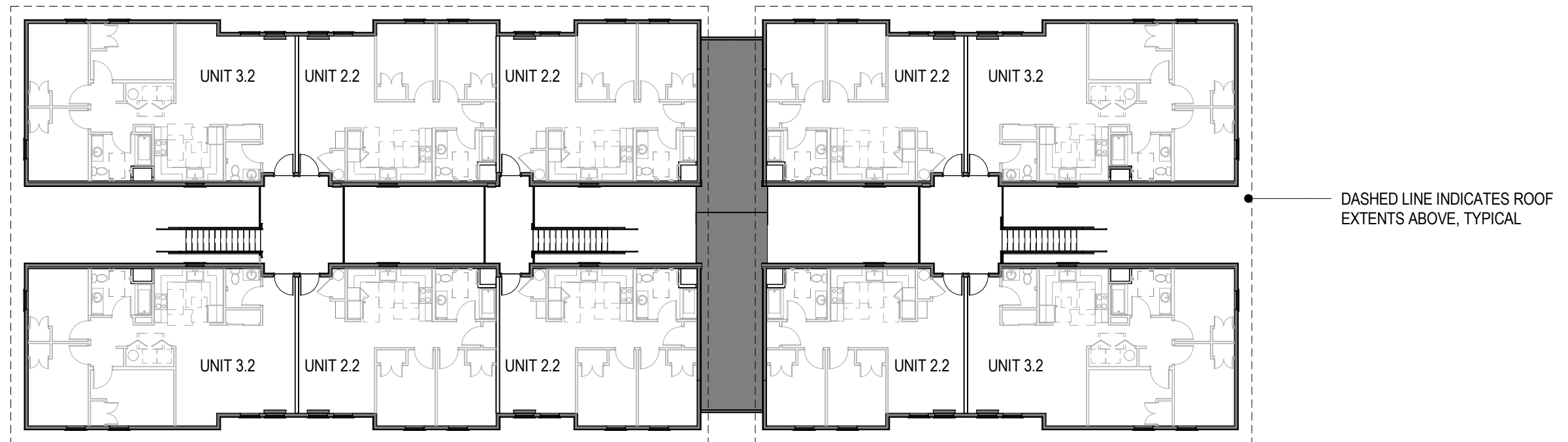
**BUILDING D GROSS FLOOR AREA**

BASEMENT: 4,913 SF

LEVEL 1: 9,816 SF

LEVEL 2: 9,439 SF

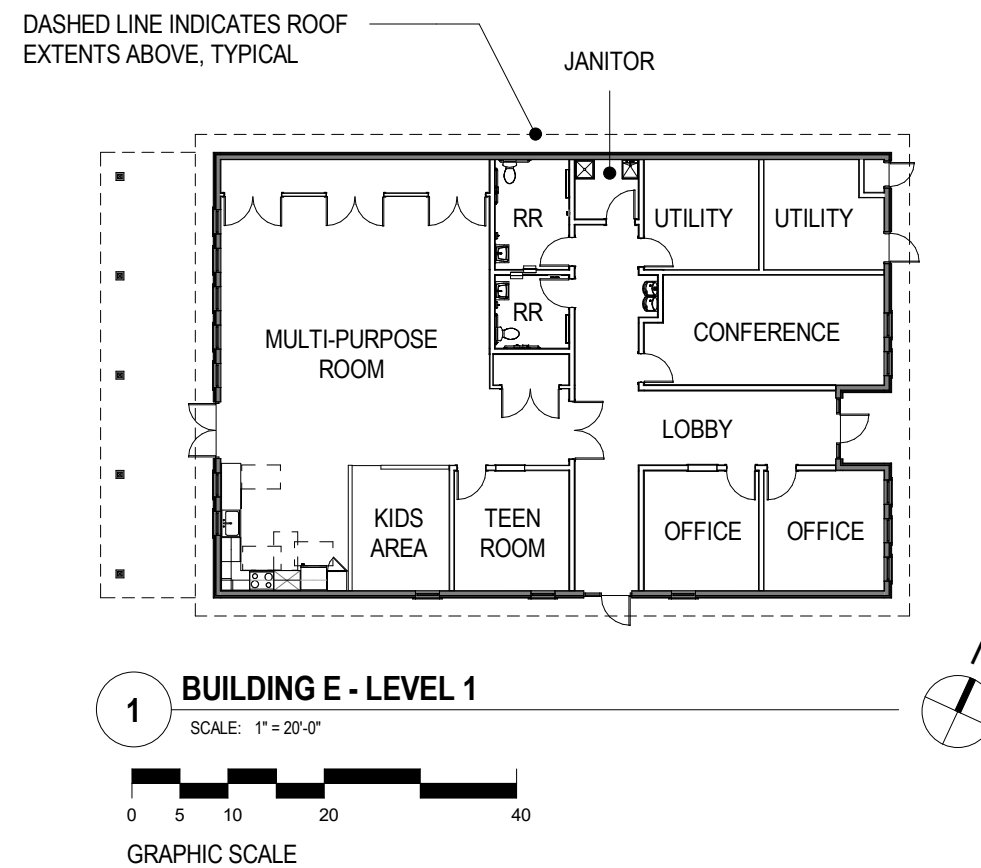
**TOTAL: 24,168 SF**



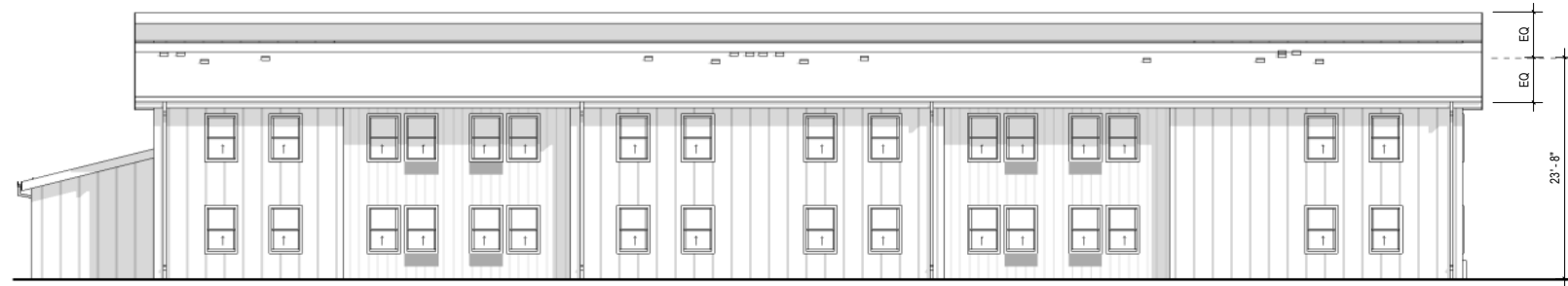
**1 BUILDING D - LEVEL 2**  
SCALE: 1" = 20'-0"



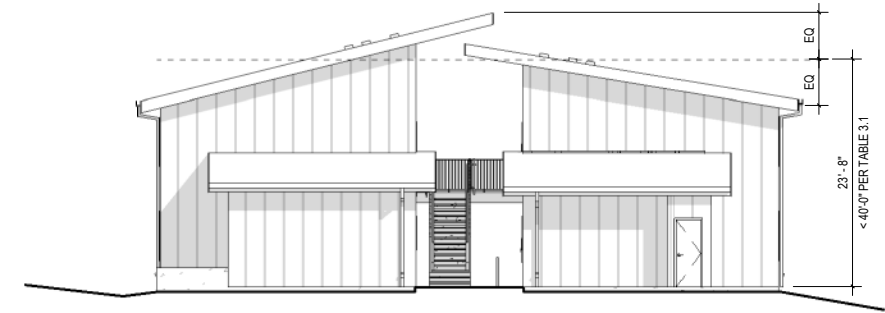
FLOOR PLAN - BUILDING D



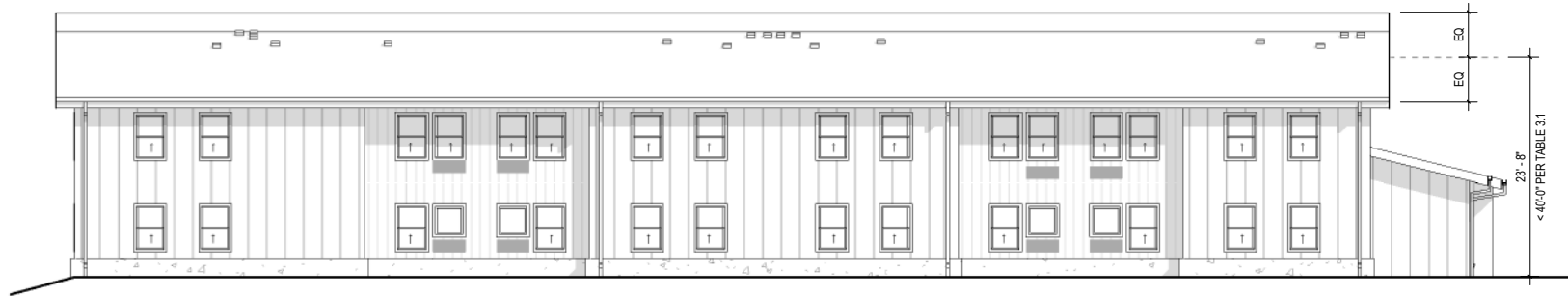
FLOOR PLAN - BUILDING E



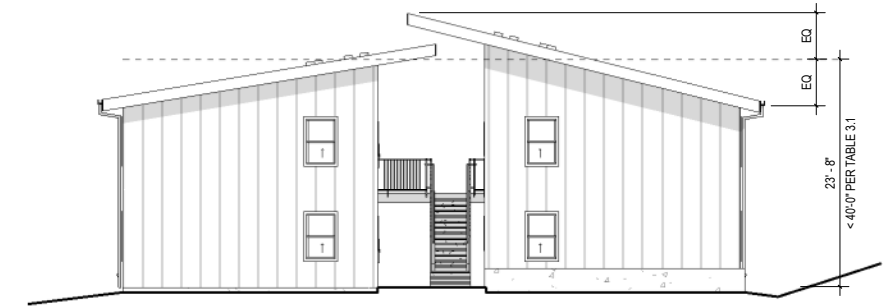
**1 BUILDING A - NORTH ELEVATION**  
SCALE: 1" = 20'-0"



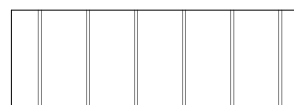
**2 BUILDING A - EAST ELEVATION**  
SCALE: 1" = 20'-0"



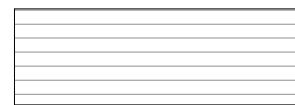
**3 BUILDING A - SOUTH ELEVATION**  
SCALE: 1" = 20'-0"



**4 BUILDING A - WEST ELEVATION**  
SCALE: 1" = 20'-0"



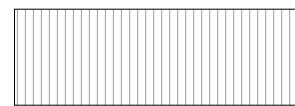
PAINTED 24" BOARD & BATTEN SIDING



PAINTED 7" FIBER CEMENT LAP SIDING

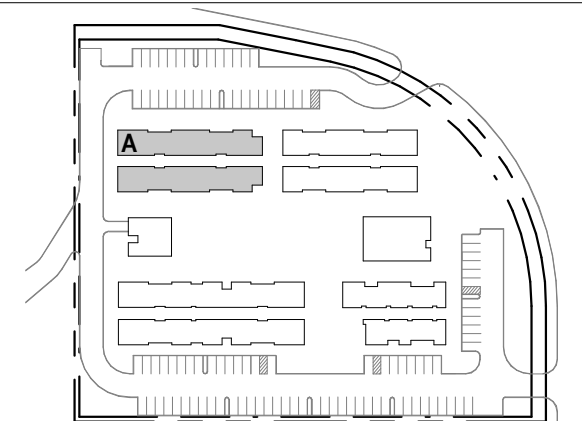


PAINTED 12" BOARD & BATTEN SIDING



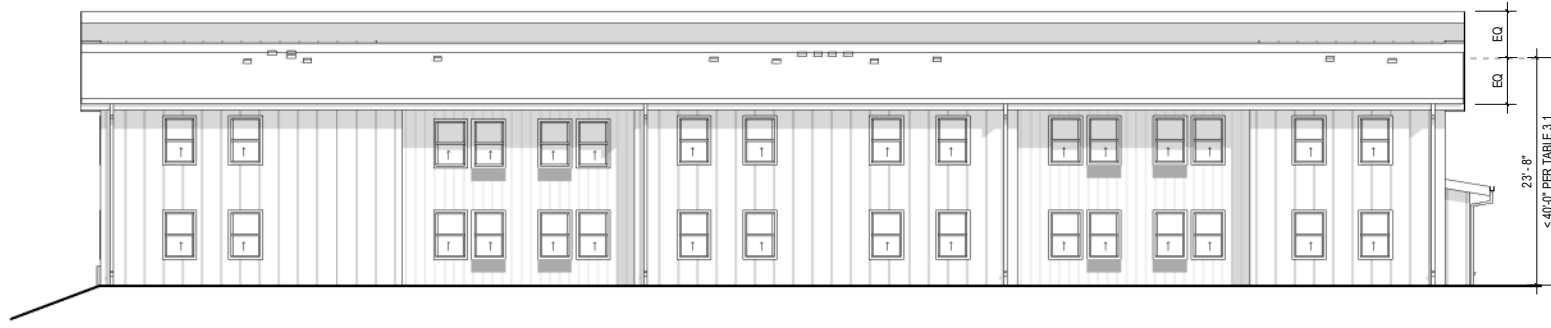
4" TONGUE AND GROOVE CEDAR SIDING

SITE KEY:

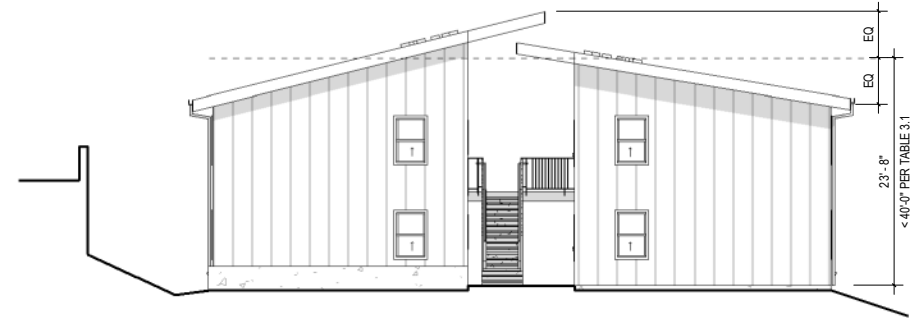


BUILDING ELEVATIONS - BUILDING A





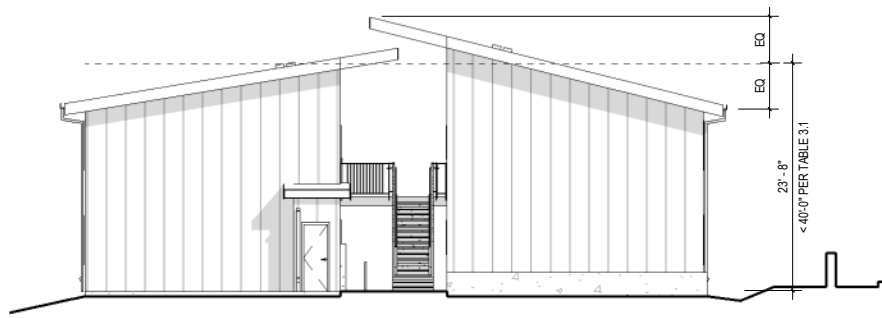
**1 BUILDING B - NORTH ELEVATION**  
SCALE: 1" = 20'-0"



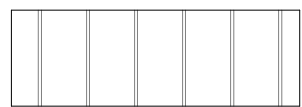
**2 BUILDING B - EAST ELEVATION**  
SCALE: 1" = 20'-0"



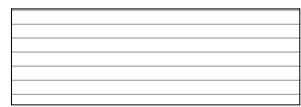
**3 BUILDING B - SOUTH ELEVATION**  
SCALE: 1" = 20'-0"



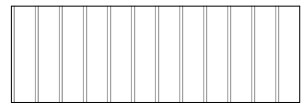
**4 BUILDING B - WEST ELEVATION**  
SCALE: 1" = 20'-0"



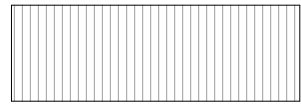
PAINTED 24" BOARD & BATTEN SIDING



PAINTED 7" FIBER CEMENT LAP SIDING

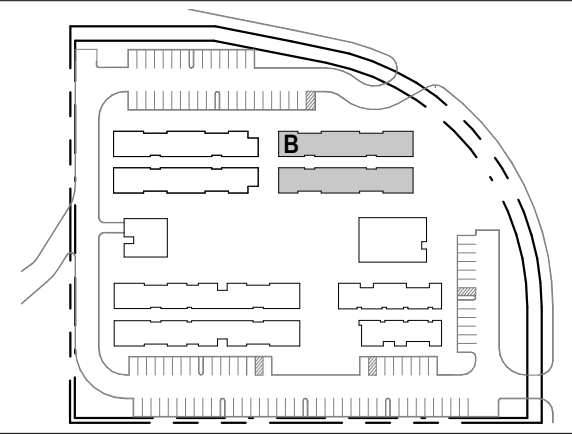


PAINTED 12" BOARD & BATTEN SIDING



4" TONGUE AND GROOVE CEDAR SIDING

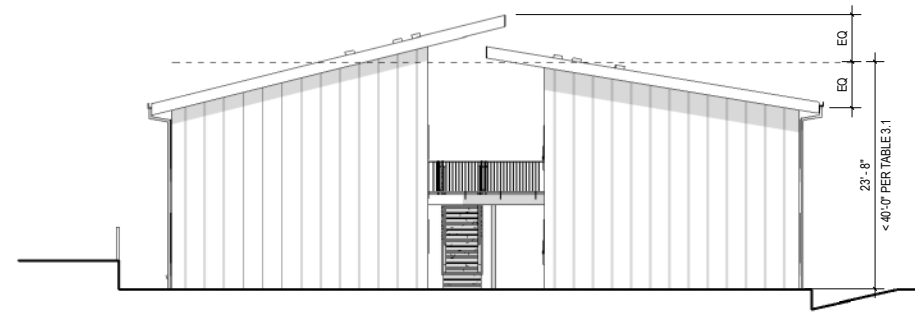
SITE KEY:



**BUILDING ELEVATIONS - BUILDING B**



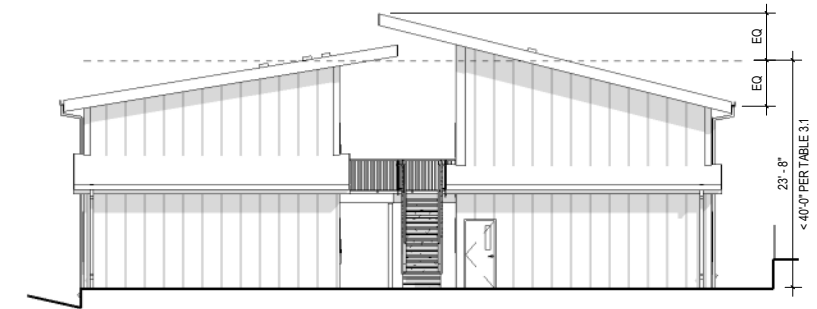
**1 BUILDING C - NORTH ELEVATION**  
SCALE: 1" = 20'-0"



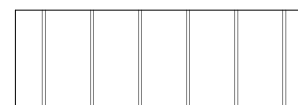
**2 BUILDING C - EAST ELEVATION**  
SCALE: 1" = 20'-0"



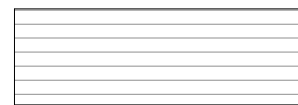
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SCALE: 1" = 20'-0"



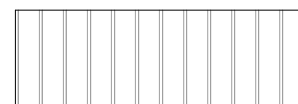
**4 BUILDING C - WEST ELEVATION**  
SCALE: 1" = 20'-0"



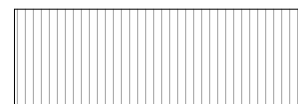
PAINTED 24" BOARD & BATTEN SIDING



PAINTED 7" FIBER CEMENT LAP SIDING

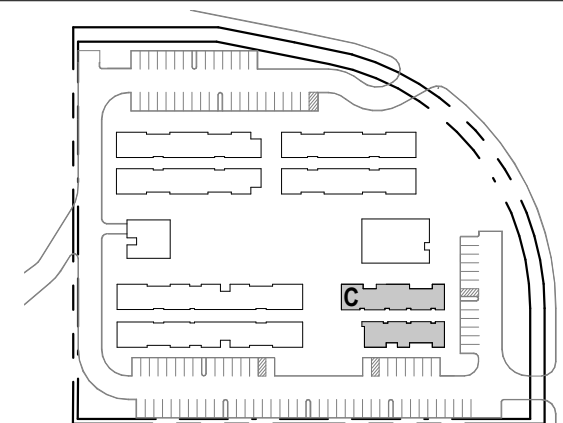


PAINTED 12" BOARD & BATTEN SIDING



4" TONGUE AND GROOVE CEDAR SIDING

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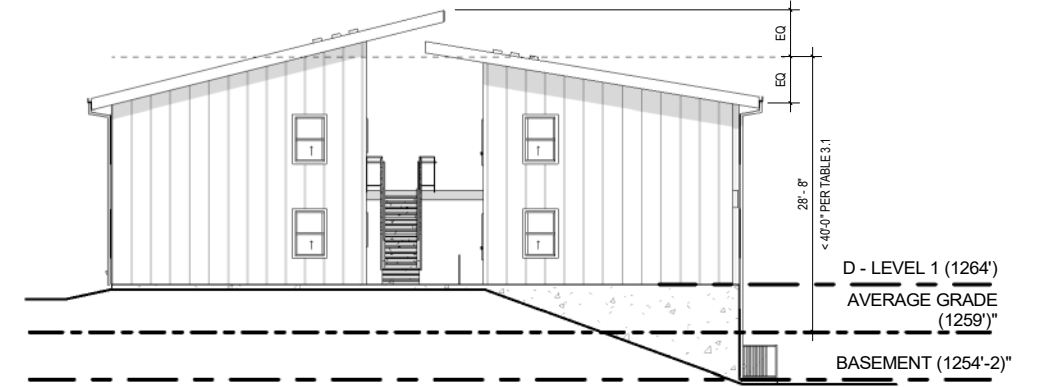


BUILDING ELEVATIONS - BUILDING C



**1 BUILDING D - NORTH ELEVATION**

SCALE: 1" = 20'-0"



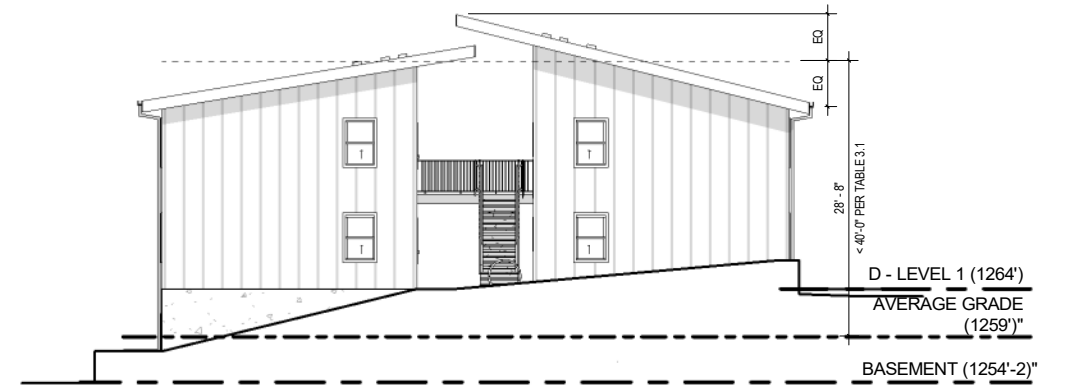
**2 BUILDING D - EAST ELEVATION**

SCALE: 1" = 20'-0"



**3 BUILDING D - SOUTH ELEVATION**

SCALE: 1" = 20'-0"

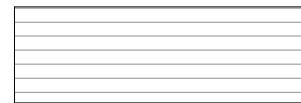


**4 BUILDING D - WEST ELEVATION**

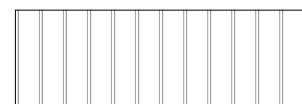
SCALE: 1" = 20'-0"



PAINTED 24" BOARD & BATTEN SIDING



PAINTED 7" FIBER CEMENT LAP SIDING

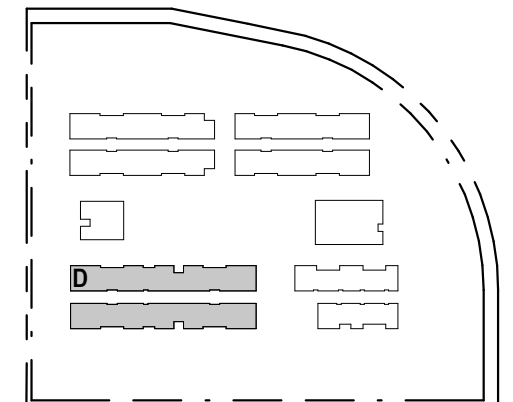


PAINTED 12" BOARD & BATTEN SIDING

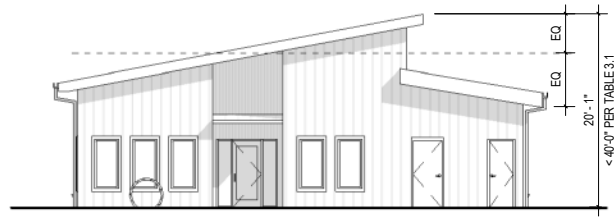


4" TONGUE AND GROOVE CEDAR SIDING

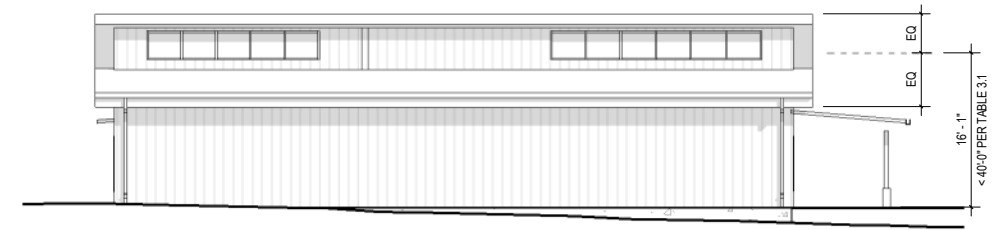
SITE KEY:



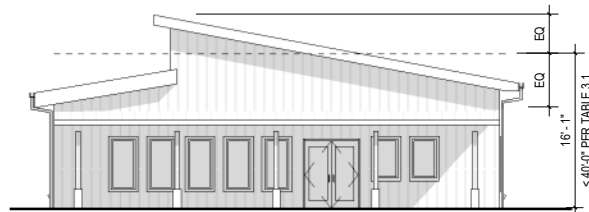
**BUILDING ELEVATIONS - BUILDING D**



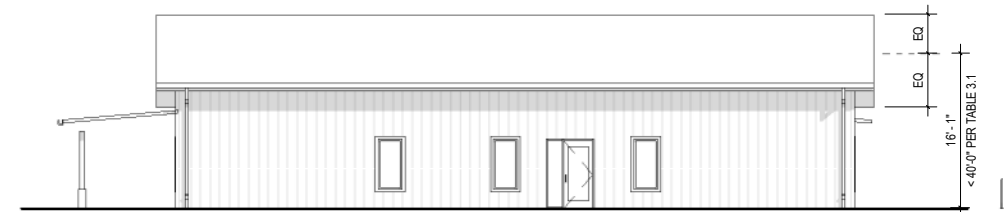
**1 BUILDING E - EAST ELEVATION**  
SCALE: 1" = 20'-0"



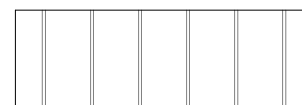
**2 BUILDING E - NORTH ELEVATION**  
SCALE: 1" = 20'-0"



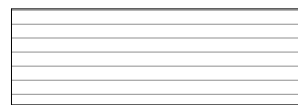
**3 BUILDING E - WEST ELEVATION**  
SCALE: 1" = 20'-0"



**4 BUILDING E - SOUTH ELEVATION**  
SCALE: 1" = 20'-0"



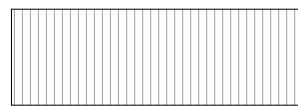
PAINTED 24" BOARD & BATTEN SIDING



PAINTED 7" FIBER CEMENT LAP SIDING

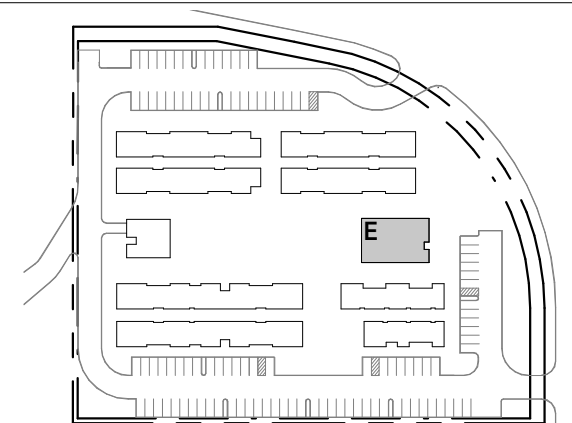


PAINTED 12" BOARD & BATTEN SIDING

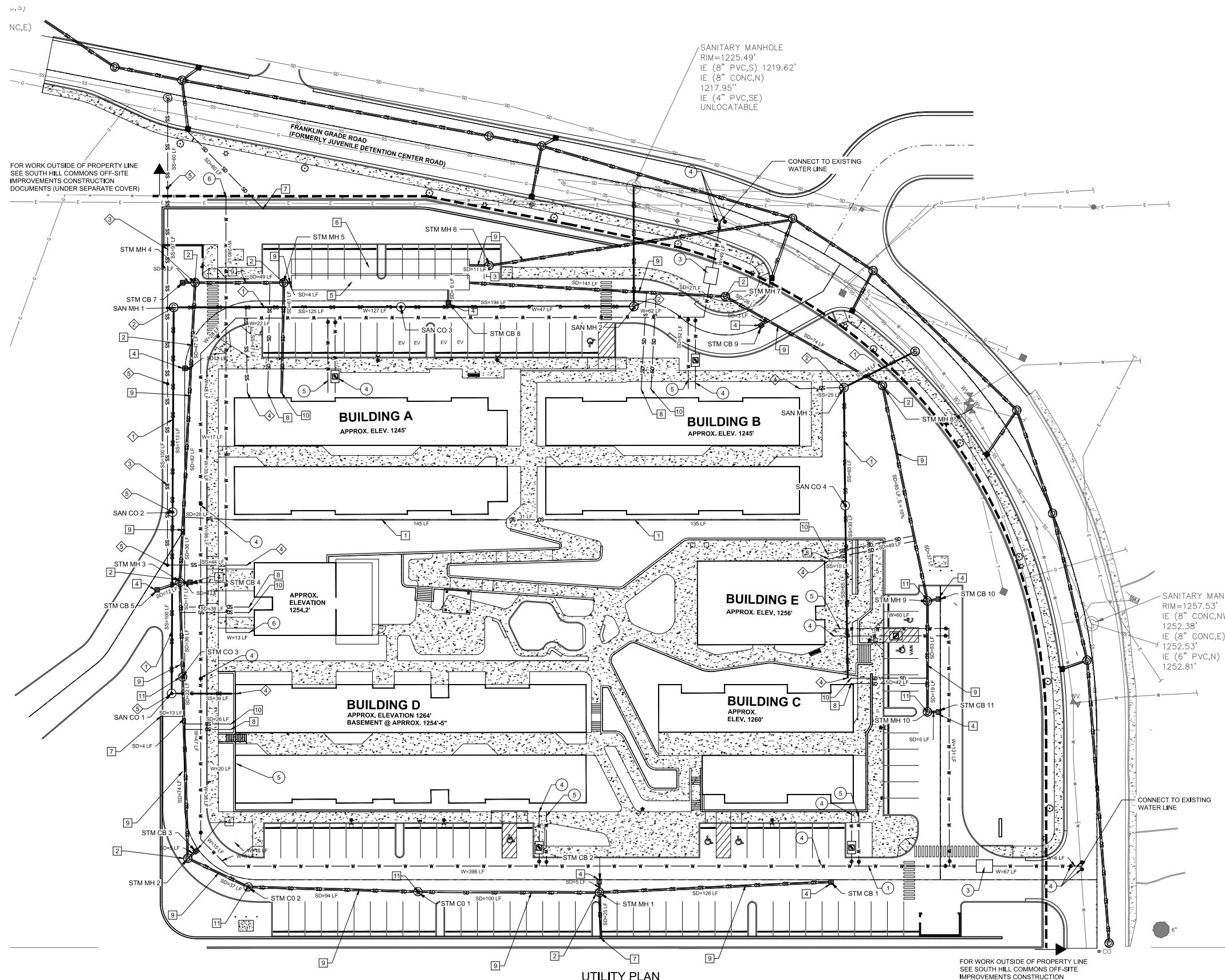


4" TONGUE AND GROOVE CEDAR SIDING

SITE KEY:



BUILDING ELEVATIONS - BUILDING E



- KEYNOTES**
- WATER CONSTRUCTION NOTES:**
- 1 INSTALL NEW 8" C900 PVC WATER MAIN LINE
  - 2 NOT USED
  - 3 6-INCH WATTS 757 DOUBLE CHECK VALVE BACKFLOW ASSEMBLY IN 9'X7' CONCRETE VAULT.
  - 4 INSTALL NEW 3" C900 PVC WATER SERVICE LINE AND 4'-6"X6'-10" VAULT FOR FUTURE INSTALLATION OF 3" WATER METER
  - 5 NEW 6" C900 PVC FIRE SERVICE LINE
  - 6 CONNECT GROUP HOME WATER SERVICE TO EXISTING WATER MAIN

- SANITARY SEWER CONSTRUCTION NOTES:**
- 1 INSTALL 8" ASTM 3034 SANITARY SEWER MAINLINE
  - 2 INSTALL NEW SANITARY SEWER MANHOLE
  - 3 INSTALL NEW 6" ASTM 3034 SANITARY SEWER MAIN LINE
  - 4 INSTALL NEW 6" ASTM 3034 SANITARY SEWER SERVICE LINE AND CLEANOUTS
  - 5 INSTALL 6" CLEANOUT

- STORM SEWER CONSTRUCTION NOTES:**
- 1 INSTALL TRENCH DRAIN AND 4" ASTM 3034 STORM CONNECTION
  - 2 INSTALL NEW STORM SEWER MANHOLE
  - 3 INSTALL NEW FLOW CONTROL MANHOLE
  - 4 INSTALL NEW CATCHBASIN
  - 5 INSTALL 98 LF 96" CPE STORM DETENTION PIPE
  - 6 INSTALL 98 LF 96" CPE STORM DETENTION PIPE
  - 7 INSTALL 4-INCH WALL DRAIN
  - 8 INSTALL NEW 4" ASTM 3034 STORM SEWER CONNECTION FOR FOUNDATION DRAIN
  - 9 INSTALL NEW 12" ASTM 3034 STORM SEWER LINE
  - 10 INSTALL NEW 4" ASTM 3034 STORM SEWER CONNECTION FOR ROOF DOWNSPOUTS
  - 11 INSTALL 6" STORM CLEANOUT

PRELIMINARY  
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**CARLETON HART ARCHITECTURE P.C.**  
830 SW 10th Avenue #500 Portland Oregon 97205  
503.243.2252 | www.carletonhart.com



**AKANA**  
6400 SE Lake Road, Ste 270  
Portland, Oregon 97222  
Voice: (503) 652-9000

**SOUTH HILL COMMONS  
HORIZON PROJECT  
PENDLETON, OREGON  
DESIGN DEVELOPMENT**

UTILITY PLAN  
PROJECT NO.  
CHA: 20088  
AKANA: 21-049

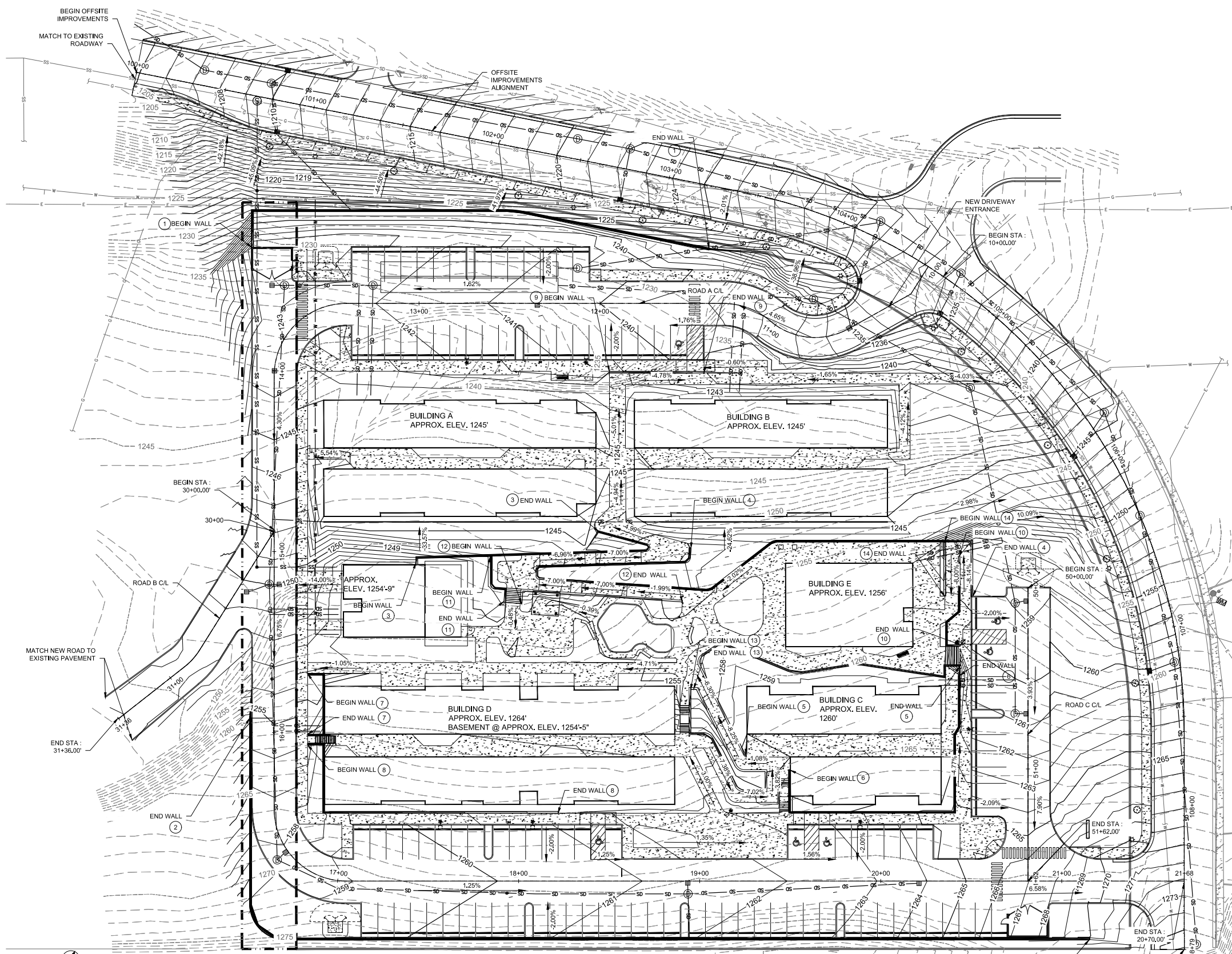
REVISIONS:

C1.50



NOT FOR CONSTRUCTION

UTILITY PLAN



OVERALL GRADING PLAN

NOT FOR CONSTRUCTION

- CAST-IN-PLACE RETAINING WALLS:**
- ① SEE SHEET C1.40 FOR PLAN AND PROFILE.
  - ② SEE SHEET C1.41 FOR PLAN AND PROFILE.
  - ③ SEE SHEET C1.42 FOR PLAN AND PROFILE.
  - ④ SEE SHEET C1.42 FOR PLAN AND PROFILE.
  - ⑤ SEE SHEET C1.43 FOR PLAN AND PROFILE.
  - ⑥ SEE SHEET C1.43 FOR PLAN AND PROFILE.
  - ⑦ SEE SHEET C1.44 FOR PLAN AND PROFILE.
  - ⑧ SEE SHEET C1.44 FOR PLAN AND PROFILE.
  - ⑨ SEE SHEET C1.45 FOR PLAN AND PROFILE.
  - ⑩ SEE SHEET C1.45 FOR PLAN AND PROFILE.
  - ⑪ SEE SHEET C1.45 FOR PLAN AND PROFILE.
  - ⑫ SEE SHEET C1.46 FOR PLAN AND PROFILE.
  - ⑬ SEE SHEET C1.46 FOR PLAN AND PROFILE.
  - ⑭ SEE SHEET C1.46 FOR PLAN AND PROFILE.

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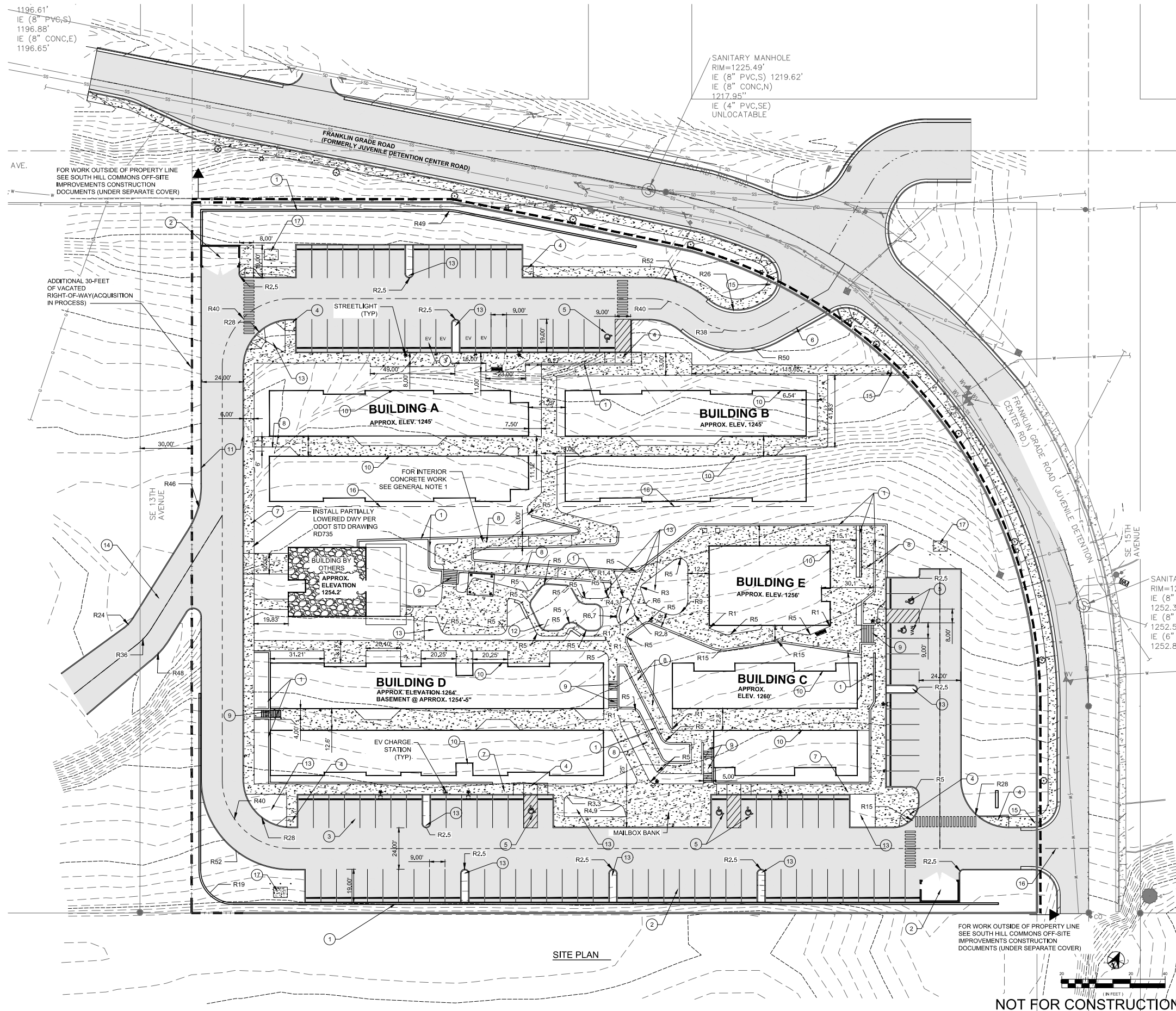
**SOUTH HILL COMMONS**  
HORIZON PROJECT  
PENDLETON, OREGON  
DESIGN DEVELOPMENT

GRADING  
PLAN  
PROJECT NO.  
CHA: 20008  
AKANA: 21-049

REVISIONS:

C1.30

GRADING PLAN



**GENERAL NOTES:**

1. ALL RADII OF INTERIOR CONCRETE PATHWAYS ARE R=2' UNLESS NOTED OTHERWISE.

**PRELIMINARY NOT FOR CONSTRUCTION**

**AKANA**  
ARCHITECTURE  
6400 SE Lake Road, Ste 270  
Portland, Oregon 97222  
503.243.2252 | www.carletonhart.com  
Voice: (503) 652-9090

**KEYNOTES:**

- 1 CIP WALL, TYP. SEE GRADING PLANS
- 2 TRASH ENCLOSURE
- 3 ELECTRIC VEHICLE PARKING (10 SPOTS)
- 4 INSTALL CURB RAMP PER DETAIL
- 5 HANDICAP PARKING (1 VAN, 5 STANDARD)
- 6 CURB AND GUTTER, EACH SIDE (TYP.). SEE C0.10 FOR TYPICAL SECTIONS.
- 7 6' WIDE SIDEWALK/WALKWAY, TYP.
- 8 PEDESTRIAN PATHWAY CONCRETE RAMPING
- 9 PEDESTRIAN PATHWAY STAIRS
- 10 BUILDINGS, SEE ARCHITECTURAL
- 11 STANDARD CONCRETE CURB (TYP.). SEE C0.10 FOR TYPICAL SECTIONS
- 12 CENTRAL COURTYARD, SEE LANDSCAPING
- 13 LANDSCAPING ISLAND
- 14 NEW DRIVEWAY/ACCESS FOR ADJACENT PROPERTY
- 15 (NOT USED)
- 16 SOAKAGE TRENCH
- 17 6' X 8' X 6" CONCRETE PAD AND (3) CONCRETE BOLLARDS FOR ELECTRICAL TRANSFORMER

**LEGEND:**

- ASPHALT PAVEMENT (51,064 SF)
- SIDEWALK/CONCRETE WALKWAY (30,644 SF)
- GRAVEL BUILDING PAD (BUILDING BY OTHERS) (1,730 SF)

**SOUTH HILL COMMONS  
HORIZON PROJECT  
PENDLETON, OREGON  
DESIGN DEVELOPMENT**

**SITE PLAN**

PROJECT NO.  
CHA: 20088  
AKANA: 21-049

**REVISIONS:**

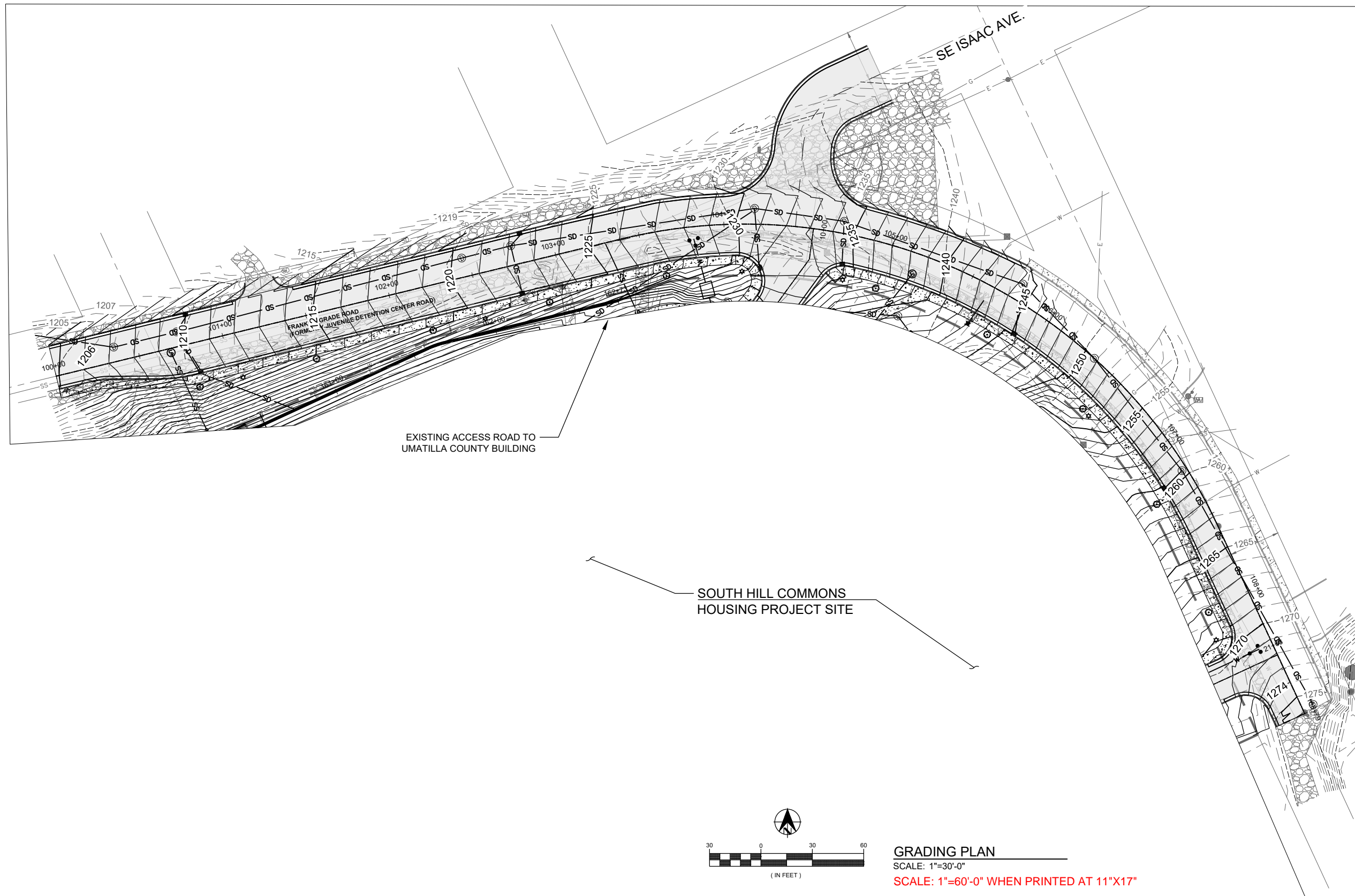
**C1.20**

**SITE PLAN - CIVIL**

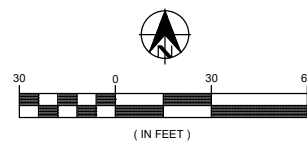




KEY NOTES:



LEGEND:



**GRADING PLAN**  
 SCALE: 1"=30'-0"  
 SCALE: 1"=60'-0" WHEN PRINTED AT 11"X17"

not\_for\_construction

P:\PDX PROJECTS\2021\21-049 GH\South Hill Commons (CAD)\2-Sheets (Civil)\OFFSITE\C1.30 - Grading Plan (Offsite).dwg 3/14/2022 1:02 PM  
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BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST  
 SCALES ACCORDINGLY



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 Voice (503) 652-9090

CITY OF PENDLETON, OR

500 SW DORION AVE.  
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EB/RJ  
 DESIGNED BY  
 EB/RJ  
 DRAWN BY  
 EKL  
 CHECKED BY  
 03/14/2022  
 DRAWING DATE

**DD**  
 SUBMITTAL

SOUTH HILL COMMONS HORIZON PROJECT  
 OFF-SITE IMPROVEMENTS  
 GRADING PLAN

#21-049

**C1.30**  
 CU 15.1