

NOTES:

1. THE PUBLIC INFRASTRUCTURE SHOWN IS THE REQUIRED CONSTRUCTION PRESUMING PARCEL 12 IS DEVELOPED FIRST.
2. THE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE INDICATED FOR EACH PHASE SHALL BE PROVIDED BY THE APPLICANT UNDER THE PROVISIONS OF LDC 2.4.40.08 - INSTALLATION OF REQUIRED IMPROVEMENTS, AND LDC 2.4.40.09 - PERFORMANCE GUARANTEE.
3. ALL PUBLIC INFRASTRUCTURE WITHIN THE PROPOSED PARCEL 12 BOUNDARY SHALL BE CONSTRUCTED PER A FUTURE APPROVED DETAILED DEVELOPMENT PLAN.

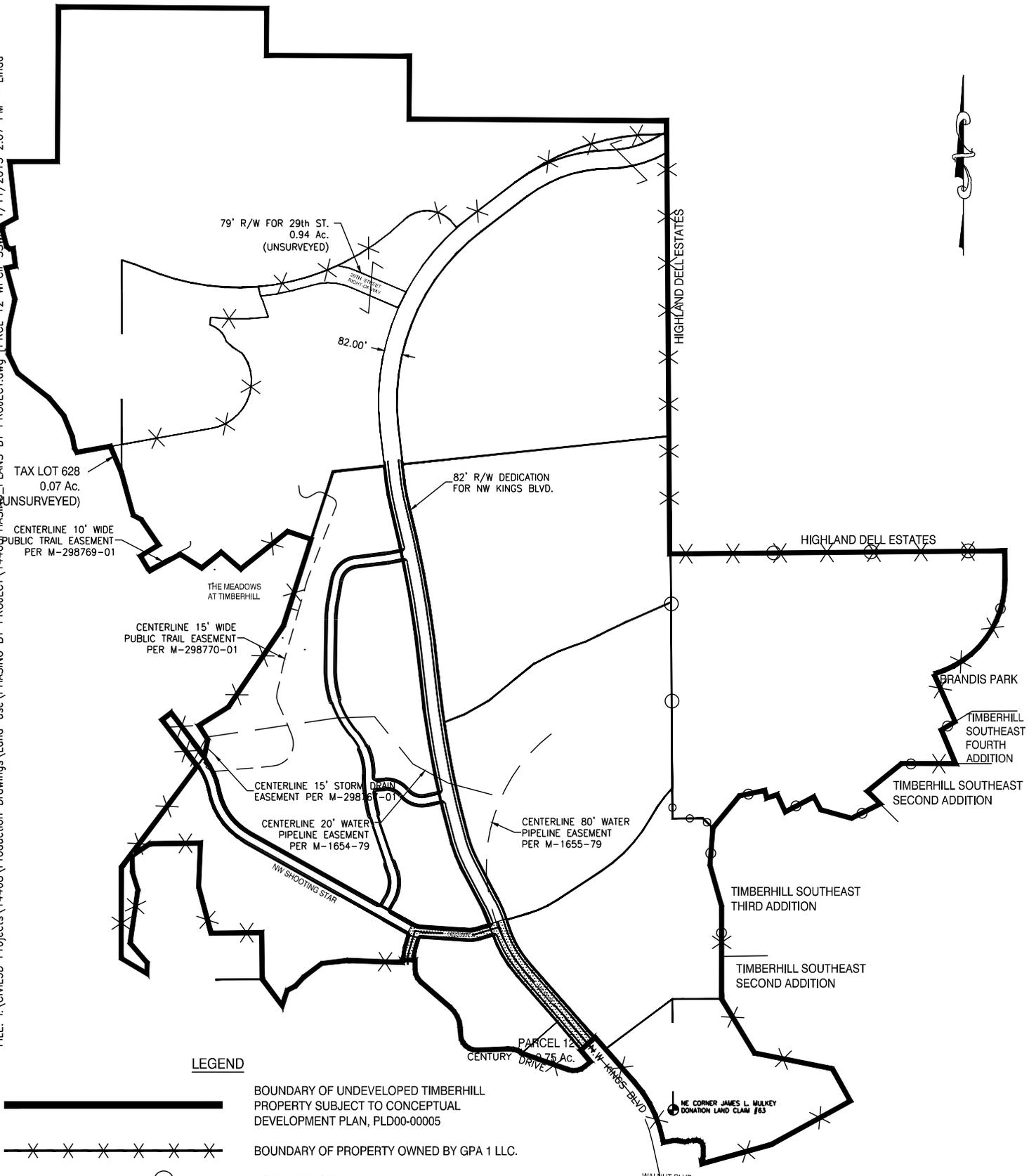
# TIMBERHILL SUBDIVISION WALNUT PROFESSIONAL CENTER, PHASE II

## PUBLIC INFRASTRUCTURE PARCEL 12 PHASING PLAN

FIGURE 30

January 15, 2015

FILE: I:\CIVIL3D Projects\14408\Production Drawings\Land-use\PHASING BY PROJECT\14408PHASING\_PLANS BY PROJECT.dwg [PRCL 12 WPCII-SSWP] 1/11/2015 2:07 PM - Linda



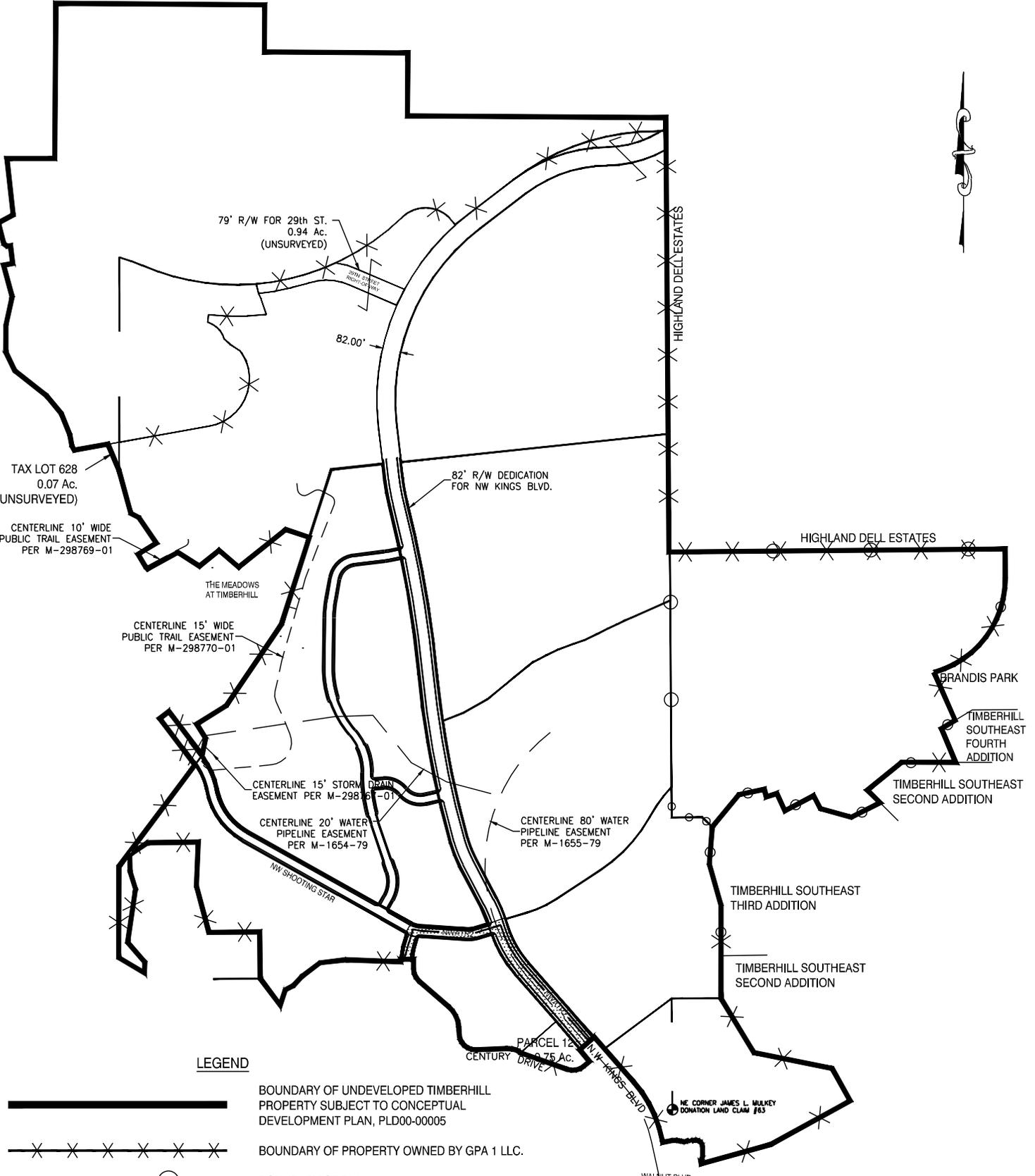
**LEGEND**

-  BOUNDARY OF UNDEVELOPED TIMBERHILL PROPERTY SUBJECT TO CONCEPTUAL DEVELOPMENT PLAN, PLD00-00005
-  BOUNDARY OF PROPERTY OWNED BY GPA 1 LLC.
-  BOUNDARY OF PLA14-00005
-  3RD LEVEL PUBLIC WATER LINE
-  2ND LEVEL PUBLIC WATER LINE
-  PUBLIC SANITARY SEWER LINE
-  PUBLIC STORM DRAINAGE
-  CONSTRUCTION LIMITS

# WALNUT PROFESSIONAL CENTER, PHASE II (PARCEL 12) SANITARY SEWER

FIGURE 31  
January 15, 2015

FILE: I:\CIVIL3D Projects\14408\Production Drawings\Land-use\PHASING BY PROJECT\14408PHASING\_PLANS BY PROJECT.dwg [PRCL 12 WPC1-WATR] 1/11/2015 2:12 PM - Lindo

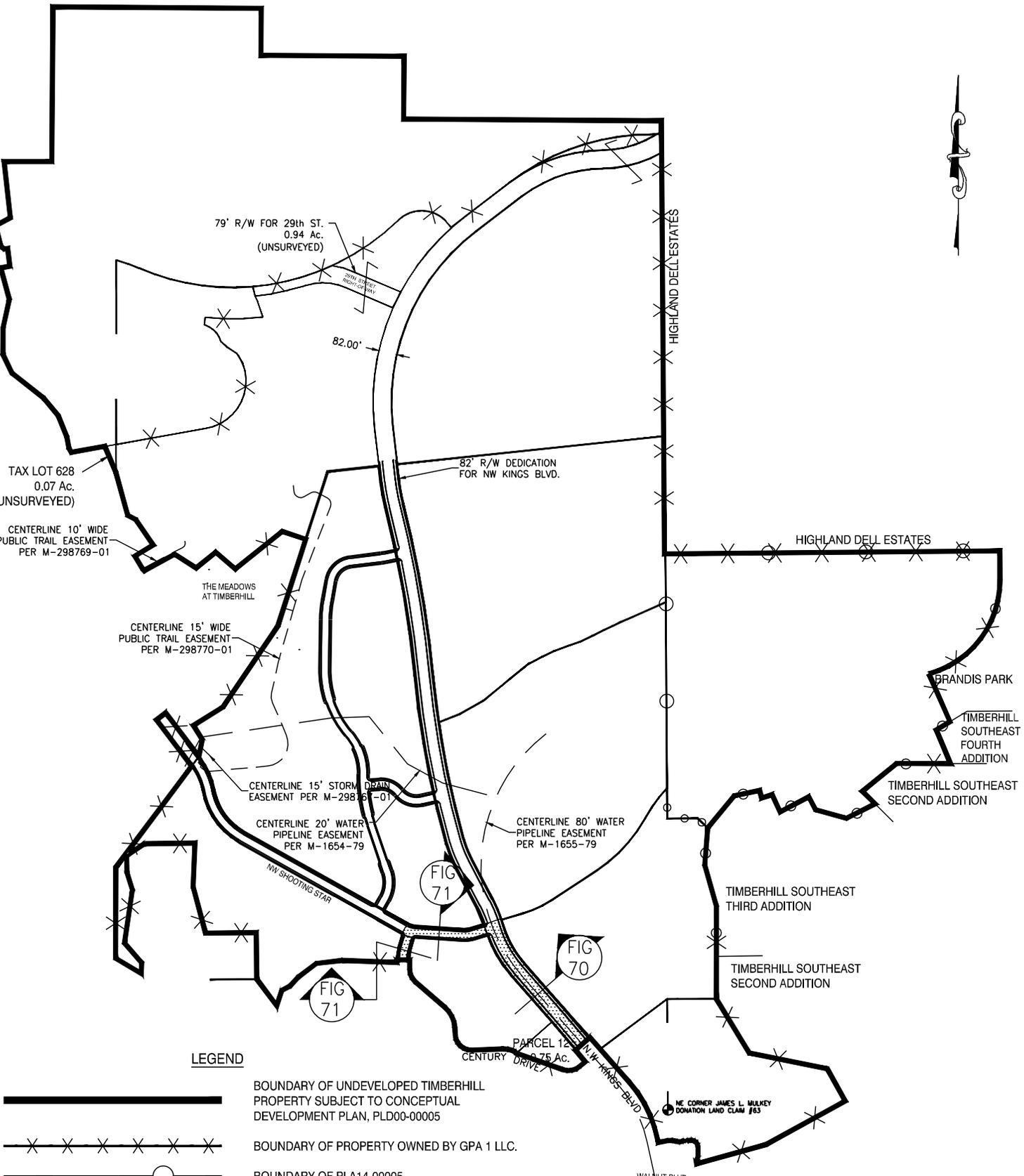


**LEGEND**

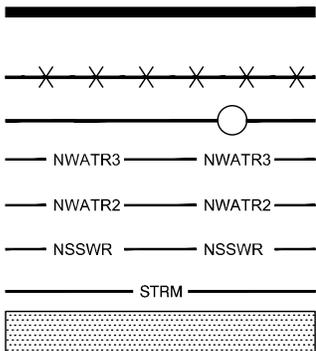
-  BOUNDARY OF UNDEVELOPED TIMBERHILL PROPERTY SUBJECT TO CONCEPTUAL DEVELOPMENT PLAN, PLD00-00005
-  BOUNDARY OF PROPERTY OWNED BY GPA 1 LLC.
-  BOUNDARY OF PLA14-00005
-  3RD LEVEL PUBLIC WATER LINE
-  2ND LEVEL PUBLIC WATER LINE
-  PUBLIC SANITARY SEWER LINE
-  PUBLIC STORM DRAINAGE
-  CONSTRUCTION LIMITS

# WALNUT PROFESSIONAL CENTER, PHASE II (PARCEL 12) WATER

FIGURE 32  
January 15, 2015



**LEGEND**



BOUNDARY OF UNDEVELOPED TIMBERHILL PROPERTY SUBJECT TO CONCEPTUAL DEVELOPMENT PLAN, PLD00-00005

BOUNDARY OF PROPERTY OWNED BY GPA 1 LLC.

BOUNDARY OF PLA14-00005

3RD LEVEL PUBLIC WATER LINE

2ND LEVEL PUBLIC WATER LINE

PUBLIC SANITARY SEWER LINE

PUBLIC STORM DRAINAGE

CONSTRUCTION LIMITS

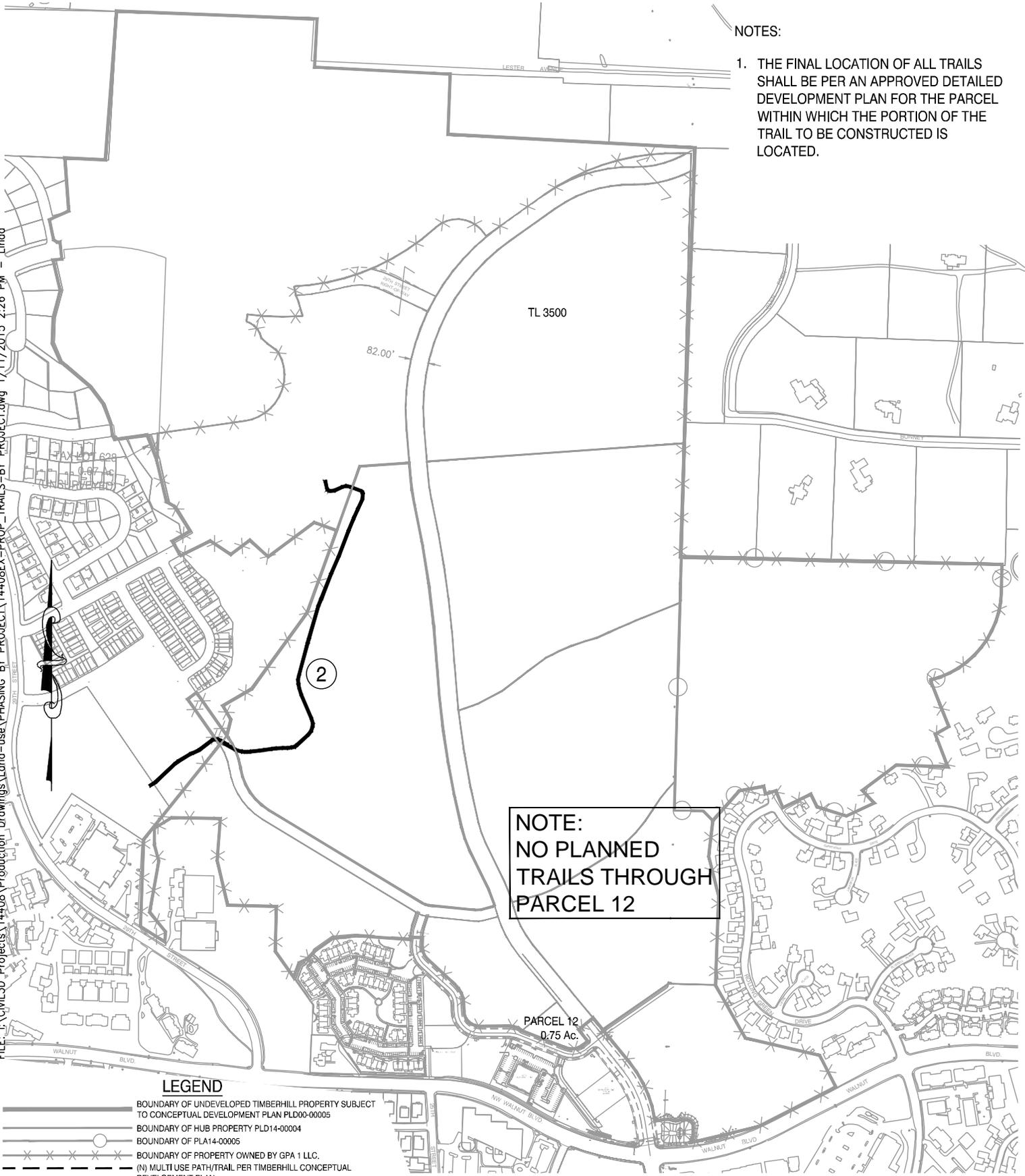
# WALNUT PROFESSIONAL CENTER, PHASE II (PARCEL 12) STREETS

FIGURE 33  
January 15, 2015

FILE: I:\CWL3D\Projects\14408\Production Drawings\Land-use\PHASING BY PROJECT\14408EX-PROP\_TRAILS-BY PROJECT.dwg 1/11/2015 2:26 PM - Lindo

NOTES:

1. THE FINAL LOCATION OF ALL TRAILS SHALL BE PER AN APPROVED DETAILED DEVELOPMENT PLAN FOR THE PARCEL WITHIN WHICH THE PORTION OF THE TRAIL TO BE CONSTRUCTED IS LOCATED.



NOTE:  
NO PLANNED  
TRAILS THROUGH  
PARCEL 12

LEGEND

- BOUNDARY OF UNDEVELOPED TIMBERHILL PROPERTY SUBJECT TO CONCEPTUAL DEVELOPMENT PLAN PLD00-00005
- BOUNDARY OF HUB PROPERTY PLD14-00004
- BOUNDARY OF PL14-00005
- - - BOUNDARY OF PROPERTY OWNED BY GPA 1 LLC.
- - - (N) MULTI USE PATH/TRAIL PER TIMBERHILL CONCEPTUAL DEVELOPMENT PLAN
- (N) TRAIL PER JUNE 2000 PARKS AND RECREATION FACILITIES PLAN
- (N) CONNECTOR TRAIL PER 2013 PROPOSED TRAILS PLAN
- ① (N) CONNECTOR TRAIL PER 2013 PROPOSED TRAILS PLAN
- ② (E) SHOOTING STAR TRAIL PER 2013 PROPOSED TRAIL PLAN; AND A PORTION OF TRAIL 2 PER TIMBERHILL CONCEPTUAL DEVELOPMENT PLAN PLD00-00014; ORDER 2000-101; AND A PORTION OF THE NORTH-SOUTH TRAIL FOLLOWING DRAINAGE WAY PER JUNE 2000 PARKS AND RECREATION FACILITIES PLAN
- ③ TRAIL 5a AND A PORTION OF TRAIL 2 PER TIMBERHILL CONCEPTUAL DEVELOPMENT PLAN PLD00-00014; ORDER 2000-101; AND A PORTION OF THE EAST-WEST TRAIL TO BRANDIS NATURAL AREA PER JUNE 2000 PARKS AND RECREATION FACILITIES PLAN
- ④ (N) TRAIL PER TRAILS MASTER PLAN IN THE CORVALLIS TRANSPORTATION PLAN

WALNUT PROFESSIONAL CENTER  
PHASE II (PARCEL 12)  
TRAILS (PATHS)

FIGURE 34  
January 15, 2015