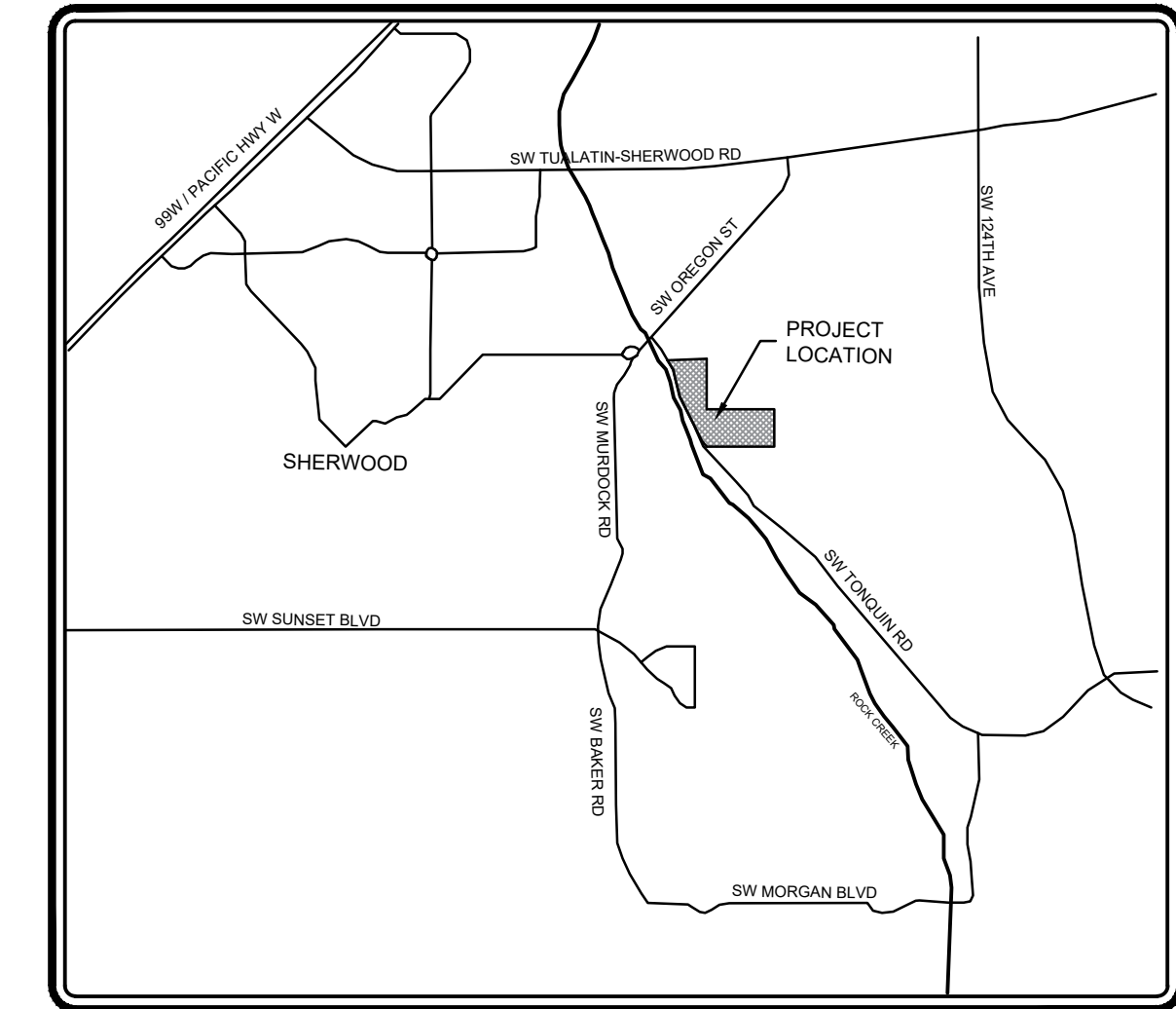


TONQUIN ROAD GRADING PERMIT - SITE PLAN REVIEW

SHERWOOD, OREGON
 PREPARED FOR:
 WOODBURN INDUSTRIAL GROUP, LLC
 LAND USE ENTITLEMENTS



VICINITY MAP
 SCALE: NTS



SITE MAP
 SCALE: 1" = 200'

DATUM

HORIZONTAL DATUM:
 NAD 83/2011 EPOCH 2010.0000 OREGON NORTH
 ZONE 3601 WITH UNITS IN US SURVEY FT

VERTICAL DATUM:
 NORTH AMERICAN VERTICAL DATUM OF 88
 NAVD88 (GEOID2012B)

SITE INFORMATION

BORDERED BY TONQUIN ROAD TO THE SOUTHWEST, 124TH AVE TO THE EAST, AND TUALATIN-SHERWOOD ROAD TO THE NORTH.

SHERWOOD, OREGON

MAP - NW 1/4 2S1W33
 TAX LOTS - 100, 400

PROJECT TEAM

APPLICANT

WOODBURN INDUSTRIAL GROUP, LLC
 ATTN: TIM KERR
 395 SHENANDOAH LN NE
 WOODBURN, OR 97071
 PHONE: (971) 235-5003

CIVIL ENGINEER

DOWL
 ATTN: MIKE TOWLE, PE
 720 SW WASHINGTON ST, SUITE 750
 PORTLAND, OREGON 97205
 PHONE: (971) 280-8645

PLANNING

DOWL
 ATTN: READ STAPLETON, AICP
 720 SW WASHINGTON ST, SUITE 750
 PORTLAND, OREGON 97205
 PHONE: (971) 280-8641

SURVEYOR

LONGHORN GEOMATICS
 ATTN: SAMANTHA TANNER
 BOX 172, 104 - 1240 KENSINGTON ROAD NW
 CALGARY, ALBERTA T2N3P7
 PHONE: (403) 861-9264

OREGON UTILITY
 NOTIFICATION CENTER
 1-800-332-2344



ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987.)

REV	DATE	DESCRIPTION	BY



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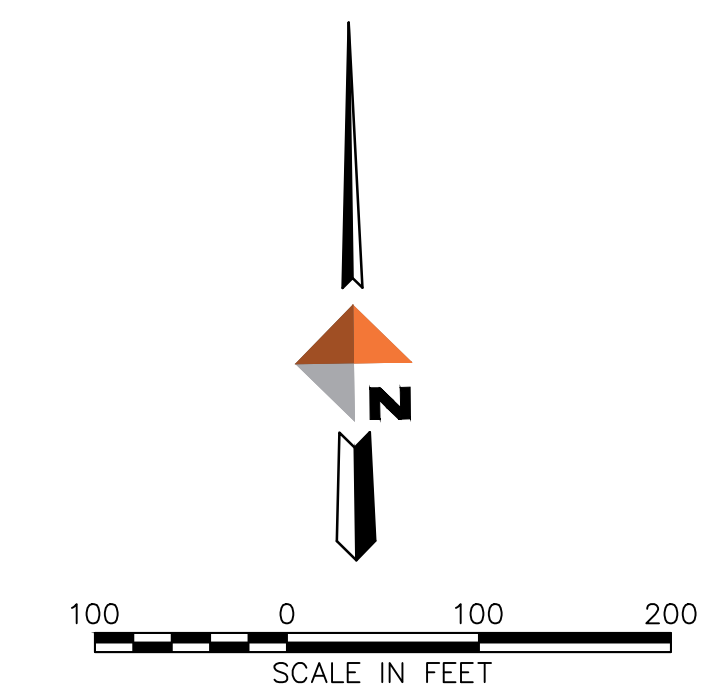
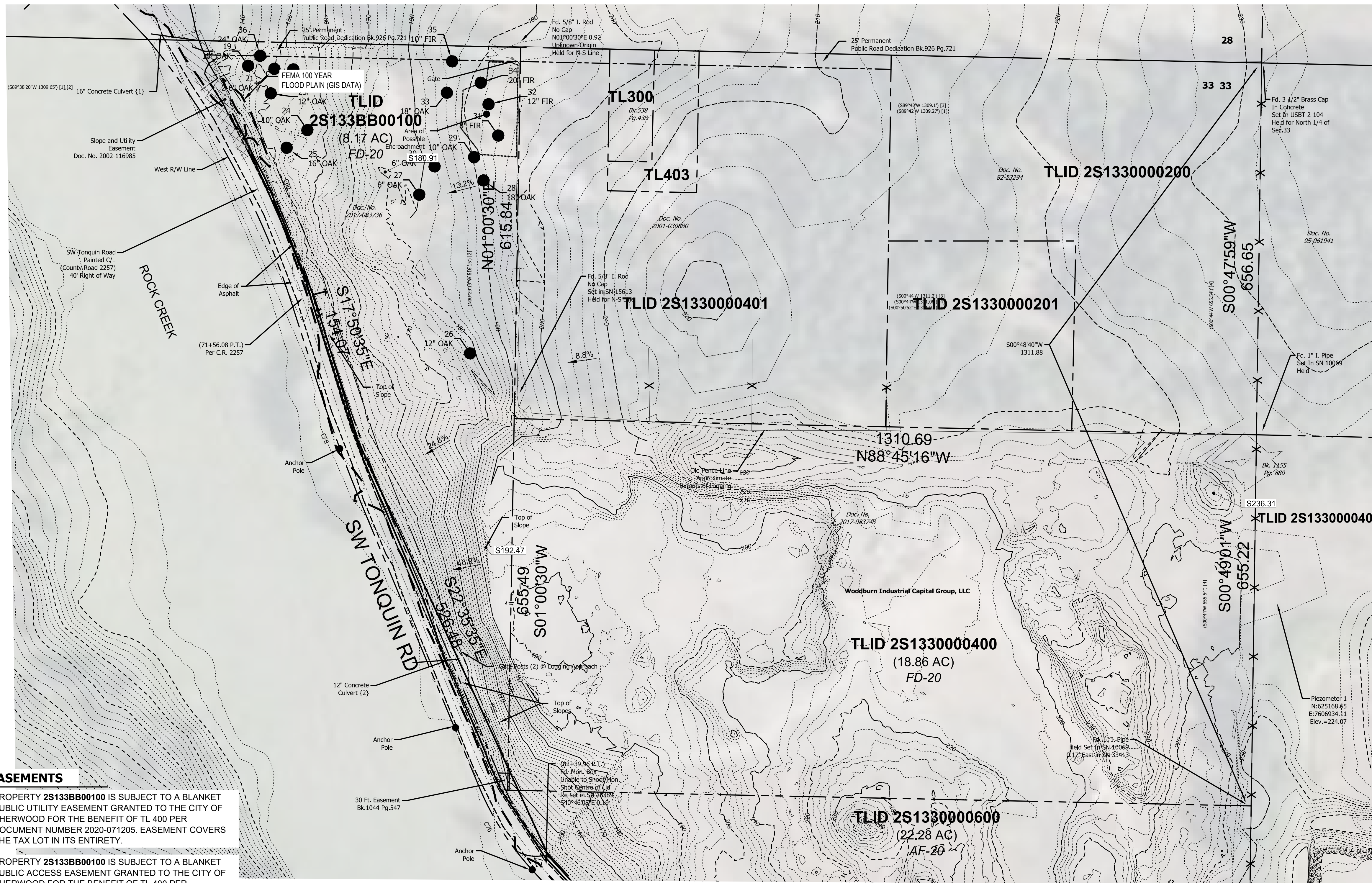
TONQUIN ROAD GRADING PERMIT
 LAND USE ENTITLEMENT PLANS
COVER SHEET

NW 1/4 SECTION 33 T2S R1W W.M.
 WASHINGTON COUNTY, OREGON

PROJECT	14483.01
DATE	06/15/2021

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LEGEND

- Found Monument as Noted
- ⊕ Piezometer
- PP Power Pole
- ↑ Guy Wire
- × Spot Elevation
- Fd. Found
- I. Iron
- Mk'd. Marked
- W/YPC With Yellow Plastic Cap
- Mon. Monument
- Bk. Book
- Pg. Page
- C/L Center Line
- P.T. Point of Tangency
- P.I. Point of Tangent Intersection
- P.C. Point of Curvature
- {1} Culvert ID as noted
- OP Over Head Powerline
- x— Wire Fence Line
- Disposition Boundary
- - -200- - Existing Major Contour (10')
- - -104- - Existing Minor Contour (2')

REFERENCES

- [1] Survey No.12936
- [2] Survey No.15613
- [3] Survey No.5897
- [4] Survey No.10069
- [5] Survey No.33413
- [6] Document No.2017-100719
Washington County Deed Records
- [7] Survey No.28398
- [8] Bk.1155 Pg.877,
Washington County Deed Records

SURVEYED FOR

KERR CONTRACTORS INC.
TUALATIN VALLEY SPROTSMAN CLUB

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 88
NAVD88 (GEOID2012B)

BENCHMARKS

OREGON DEPARTMENT OF TRANSPORTATION
ORGN GPS STATION JIME

HORIZONTAL DATUM

NAD 83/2011 EPOCH 2010.0000 OREGON NORTH
ZONE 3601 WITH UNITS IN US SURVEY FEET

EASEMENTS

PROPERTY 2S133BB00100 IS SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF SHERWOOD FOR THE BENEFIT OF TL 400 PER DOCUMENT NUMBER 2020-071205. EASEMENT COVERS THE TAX LOT IN ITS ENTIRETY.

PROPERTY 2S133BB00100 IS SUBJECT TO A BLANKET PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF SHERWOOD FOR THE BENEFIT OF TL 400 PER DOCUMENT NUMBER 2020-071204. EASEMENT COVERS THE TAX LOT IN ITS ENTIRETY.

CULVERTS

ALL INLETS ON EAST SIDE OF TONQUIN RD. SEE TABLE FOR CULVERT AND SURROUNDING AREA ELEVATION TABLE

RIGHT OF WAY DETERMINATION

THE RIGHT OF WAY OF SE TONQUIN ROAD WAS DETERMINED BY BEST FIT OF THE RECORD CENTERLINE PER COUNTY ROAD NO 2257, SN 28389, AND SN 25488 WITH THE CENTERLINE ROAD MONUMENTS FOUND AND TIED. FALLINGS ARE SHOWN TO THE RECORD LOCATION PER COUNTY ROAD NO 2257. THE RECORD DATA PER DEDICATION DOCUMENT NO. 2002-116985 WAS HELD FROM THE STARTING STATION AT 71+56.08 P.T.
EAST AND WEST RIGHT OF WAY LINES ARE 20 FOOT OFFSETS FROM THE CENTERLINE AS DETERMINED EXCEPT PER SAID 2002 ADDITIONAL DEDICATION DOCUMENT.

CURVE TABLE					
#	CURVE LENGTH	CURVE RADIUS	CURVE DELTA	CHORD BEARING	CHORD LENGTH
C70	259.18'	1452.39'	10°13'28"	S43°47'51"E	258.83'
C72	112.61'	338.10'	19°04'59"	S39°22'05"E	112.09'
C74	145.16'	656.62'	12°40'00"	S36°09'35"E	144.87'
C76	158.89'	457.46'	19°54'01"	S32°32'35"E	158.09'
C78	235.83'	2844.79'	04°44'59"	S20°13'06"E	235.77'
C80	416.36'	1452.39'	16°25'31"	S26°03'19"E	414.94'
C81	75.12'	264.90'	16°14'56"	S26°08'34"E	74.87'

CULVERT ELEVATION TABLE						
{#}	INLET	EAST DITCH	EAST EDGE OF ASPHALT	C/L OF ROAD	WEST EDGE OF ASPHALT	OUTLET
1	133.88'	None	None	138.71'	138.06'	132.76'
2	135.98'	None*	None*	None*	None*	135.85'
3	133.28'	135.77'	137.72'	136.59'	136.94'	Not Found
4	133.06'	135.76'	137.73'	136.58'	136.96'	Not Found
5	135.39'	137.23'	139.20'	139.86'	139.61'	Not Found
6	136.09'	None*	None*	None*	None*	135.82'
7	136.77'	137.06'	139.53'	139.43'	139.05'	135.62'

* Culvert 2 and 6 run North/South along Tonquin Road under driveway approaches.

REV	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

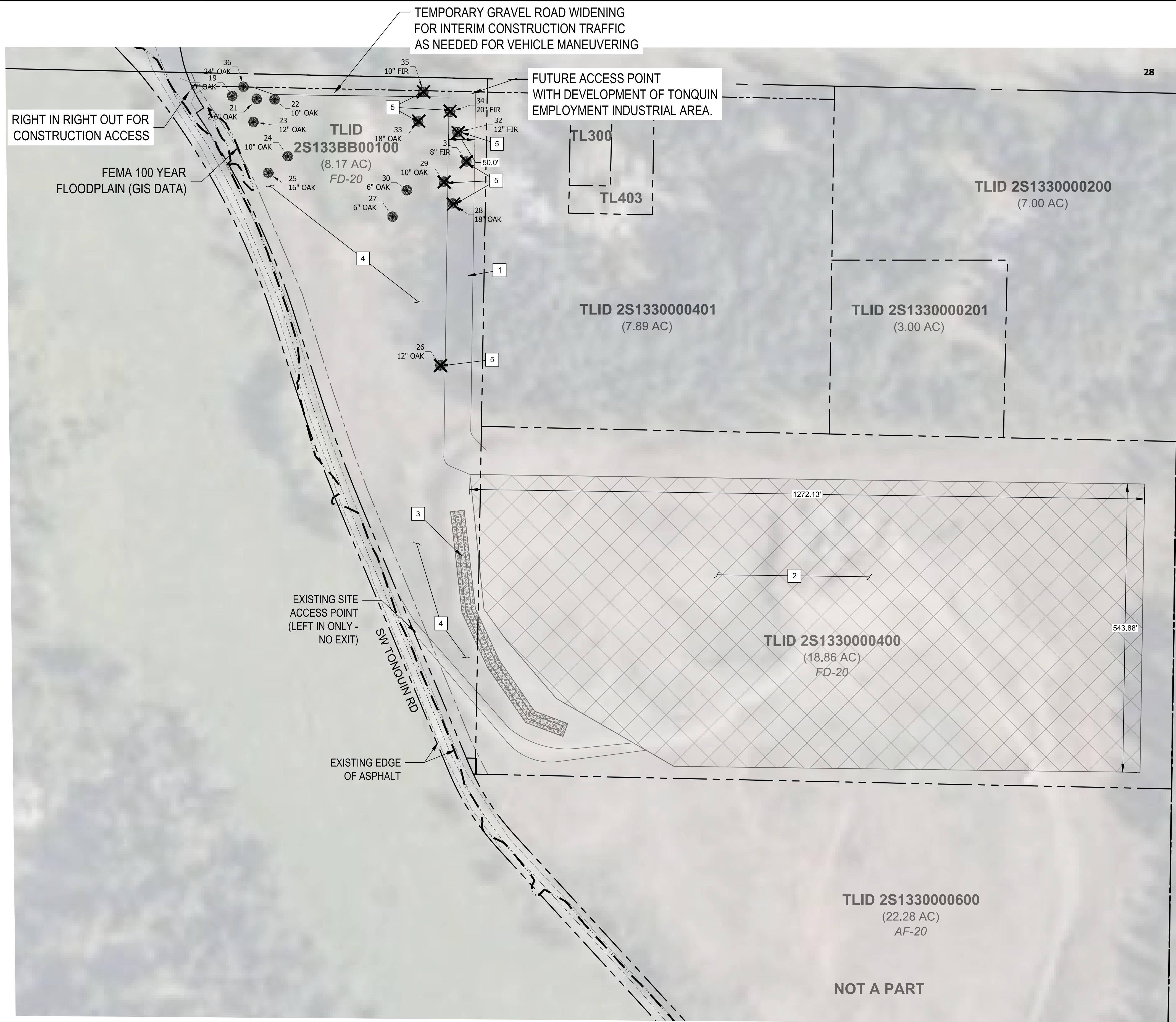
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TONQUIN ROAD GRADING PERMIT
LAND USE ENTITLEMENT PLANS
EXISTING CONDITIONS

PROJECT	14483.01
DATE	06/15/2021

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LEGEND

	EXISTING PROPERTY LINE
	EXISTING CENTER LINE
	FUTURE DEVELOPMENT AREA
	EXISTING TREE TO BE REMOVED

- SITE CONSTRUCTION NOTES**
- 1 PROPOSED TEMPORARY HAUL ROAD. HAUL ROAD TO BE REMOVED AT THE END OF GRADING. ONSITE HAUL ROAD LOCATION TO BE DETERMINED BY CONTRACTOR AS NECESSARY TO GRADE ON THE SITE.
 - 2 FUTURE DEVELOPMENT AREA. SITE DEVELOPMENT AREAS TO BE CONSTRUCTED AND PERMITTED UNDER A SEPARATE FUTURE APPLICATION.
 - 3 PROPOSED TEMPORARY EROSION CONTROL SETTLING POND.
 - 4 EXISTING SLOPE AND VEGETATION TO REMAIN IN PLACE FOR PROTECTION OF SLOPE AND EROSION PREVENTION
 - 5 REMOVE EXISTING TREE

REV	DATE	DESCRIPTION



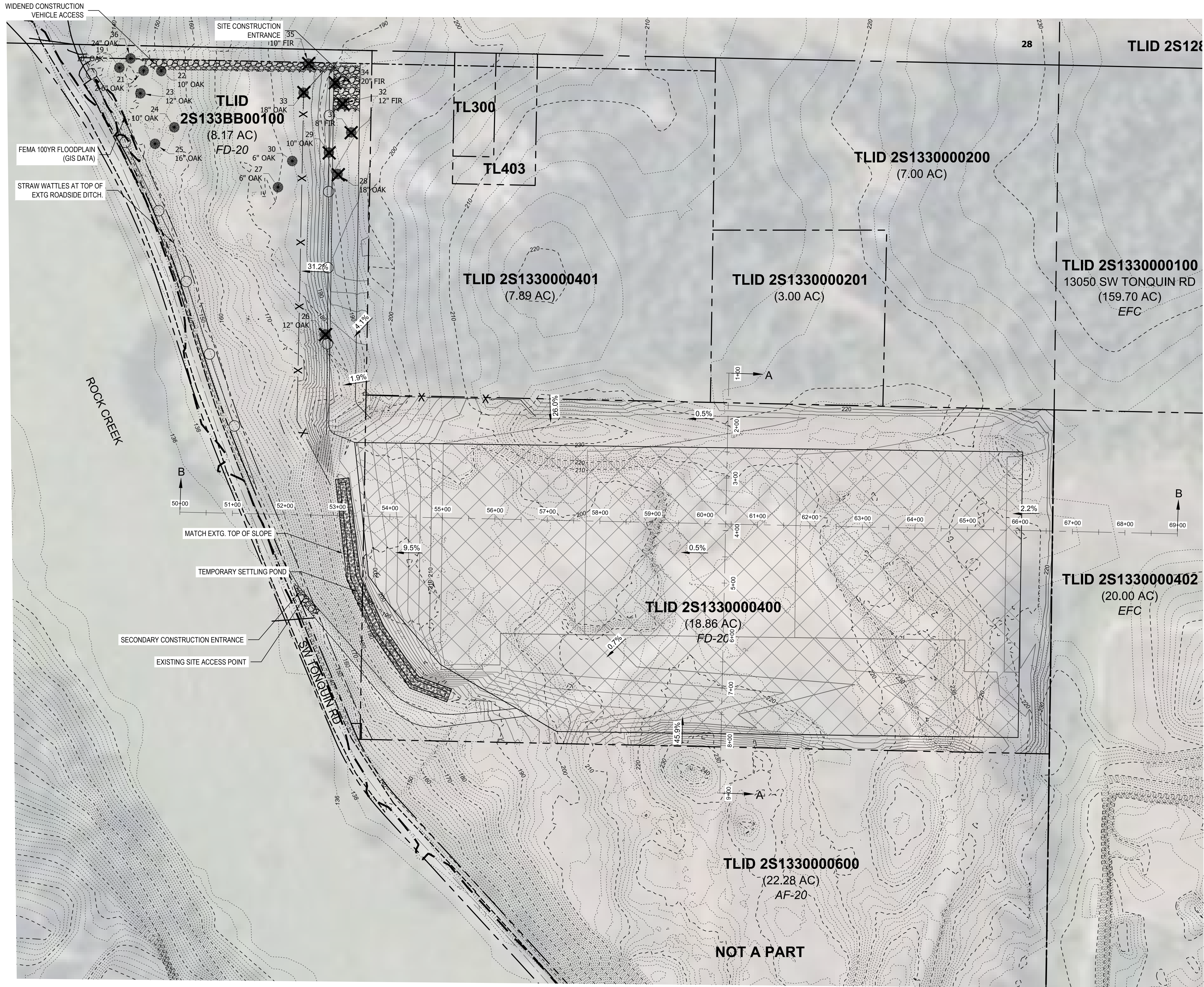
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TONQUIN ROAD GRADING PERMIT
 LAND USE ENTITLEMENT PLANS
SITE PLAN
 NW 1/4 SECTION 33 T2S R1W W.M.
 WASHINGTON COUNTY, OREGON

PROJECT	14483.01
DATE	06/15/2021

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LEGEND

	EXISTING PROPERTY LINE
	EXISTING CENTER LINE
	PROPOSED BUILDING
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED SEDIMENT FENCE
	PROPOSED STRAW WATTLES

TOPS OF CUT SLOPES AND BOTTOMS OF FILLS ARE TO BE ROUNDED OFF TO A MINIMUM RADIUS OF FIVE (5) FEET TO BLEND WITH THE NATURAL TERRAIN.

EARTHWORK QUANTITIES

OVERALL SITE

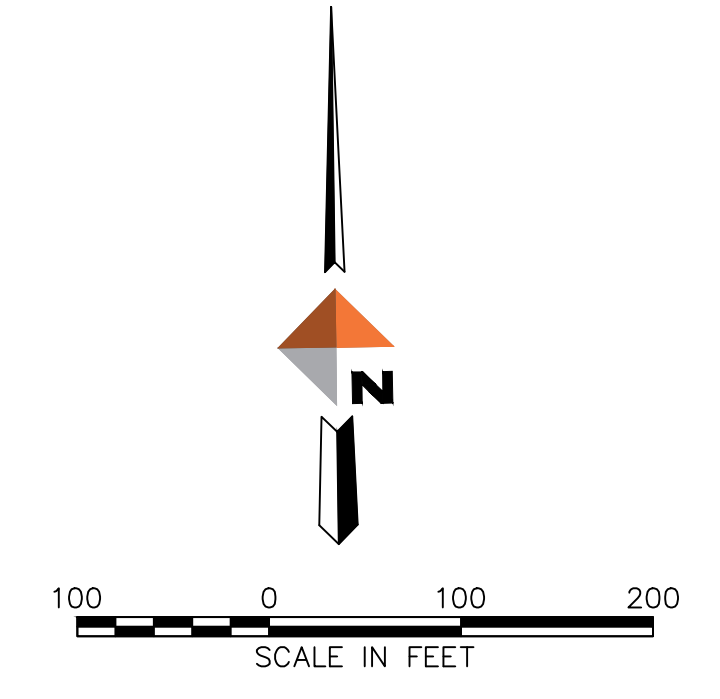
PROPOSED CUT:	138,600 CY
PROPOSED FILL:	139,500 CY
PROPOSED NET IMPORT:	900 CY

- ASSUMPTIONS:**
- STRIPPING DEPTH EQUAL TO APPROXIMATELY 3-6"

SITE INFORMATION

TOTAL SITE AREA = 28.22 AC
TOTAL DISTURBED AREA = 21.50 AC

GROUNDWATER ELEVATION IS APPROXIMATELY 130'. MEASUREMENT TAKEN IN JUNE 2001 AT WELL LOG SITE WASH 1836.



REV	DATE	DESCRIPTION



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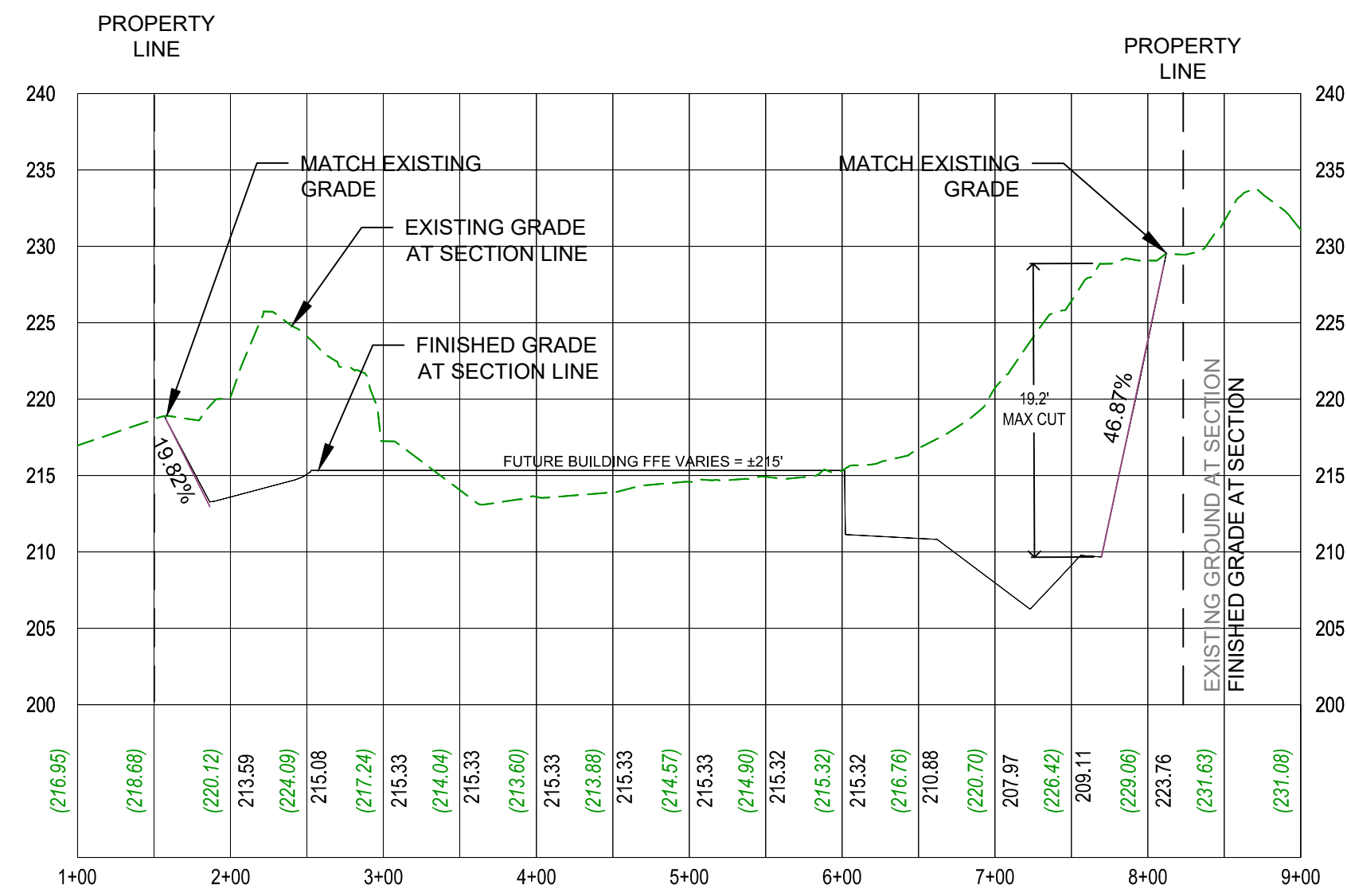
TONQUIN ROAD GRADING PERMIT
LAND USE ENTITLEMENT PLANS
GRADING & EROSION CONTROL PLAN

PROJECT 14483.01
DATE 06/15/2021

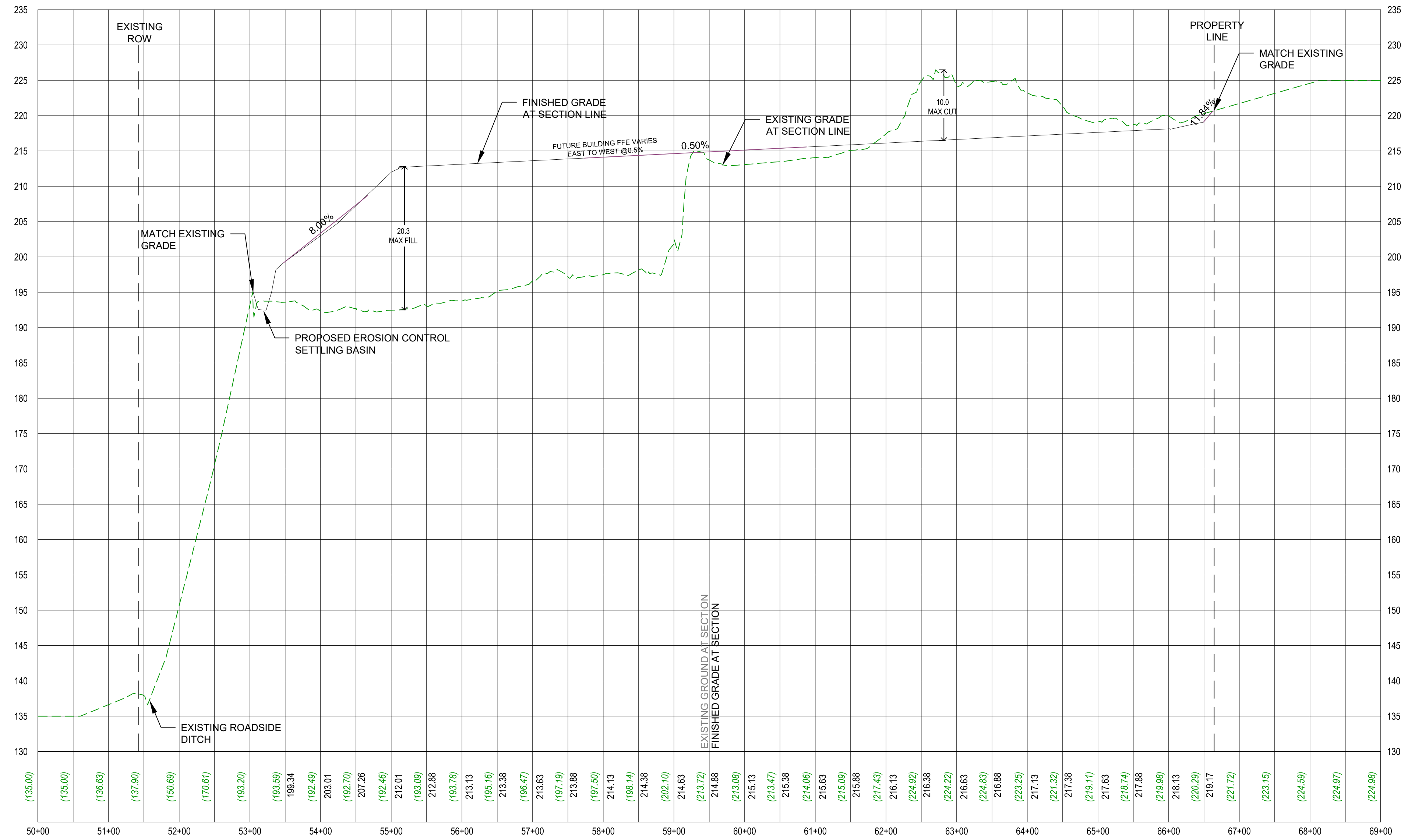
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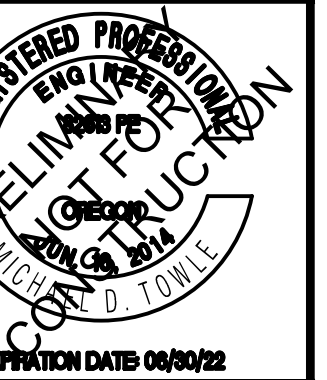


CROSS SECTION A-A
 SCALE: HORZ: 1" = 100'
 VERT: 1" = 10'



CROSS SECTION B-B
 SCALE: HORZ: 1" = 100'
 VERT: 1" = 10'

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TONQUIN ROAD GRADING PERMIT
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GRADING AND EROSION CONTROL PROFILE
 NW 1/4 SECTION 33 T2S R1W W.M.
 WASHINGTON COUNTY, OREGON

PROJECT 14483.01
 DATE 06/15/2021