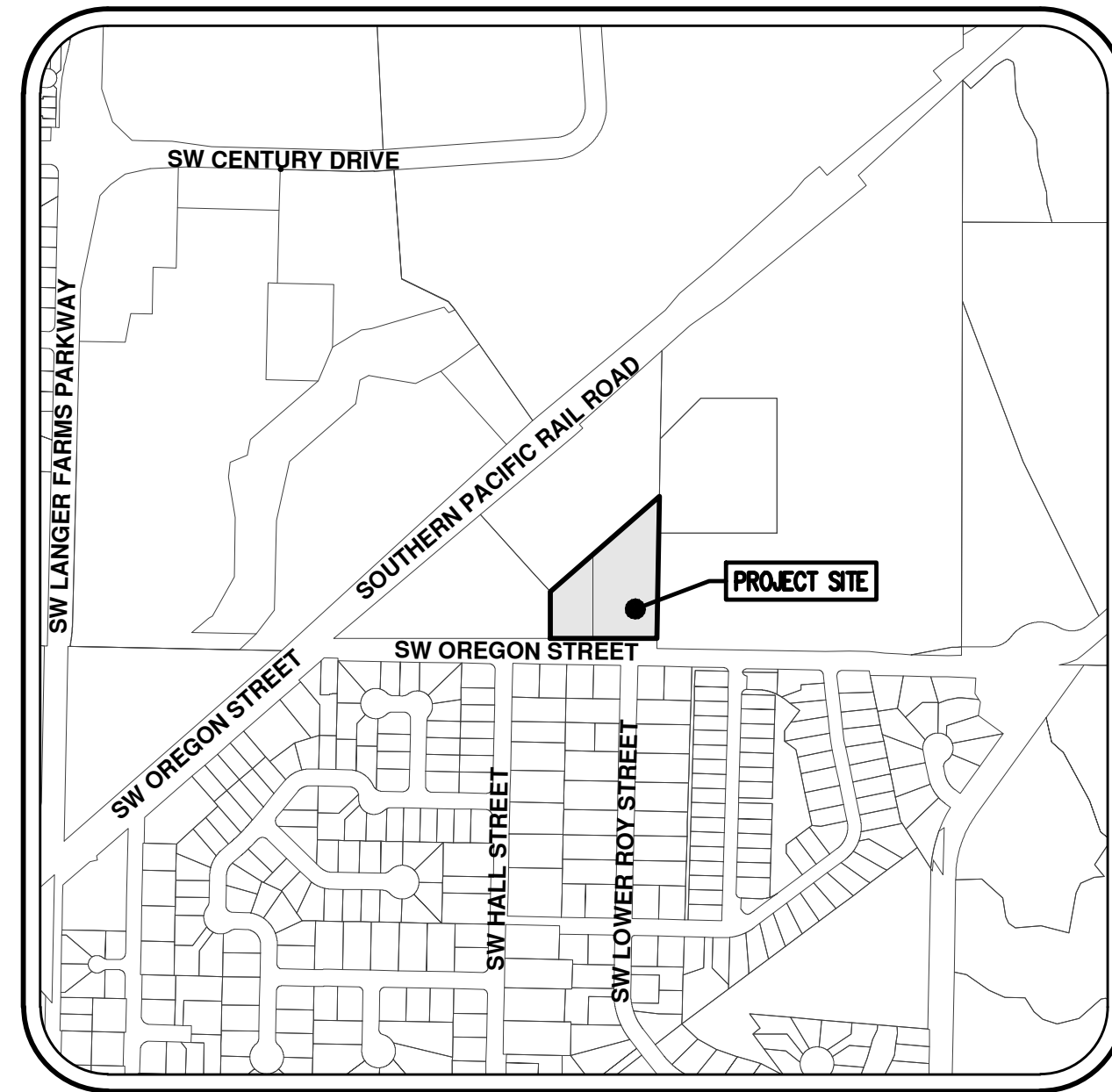
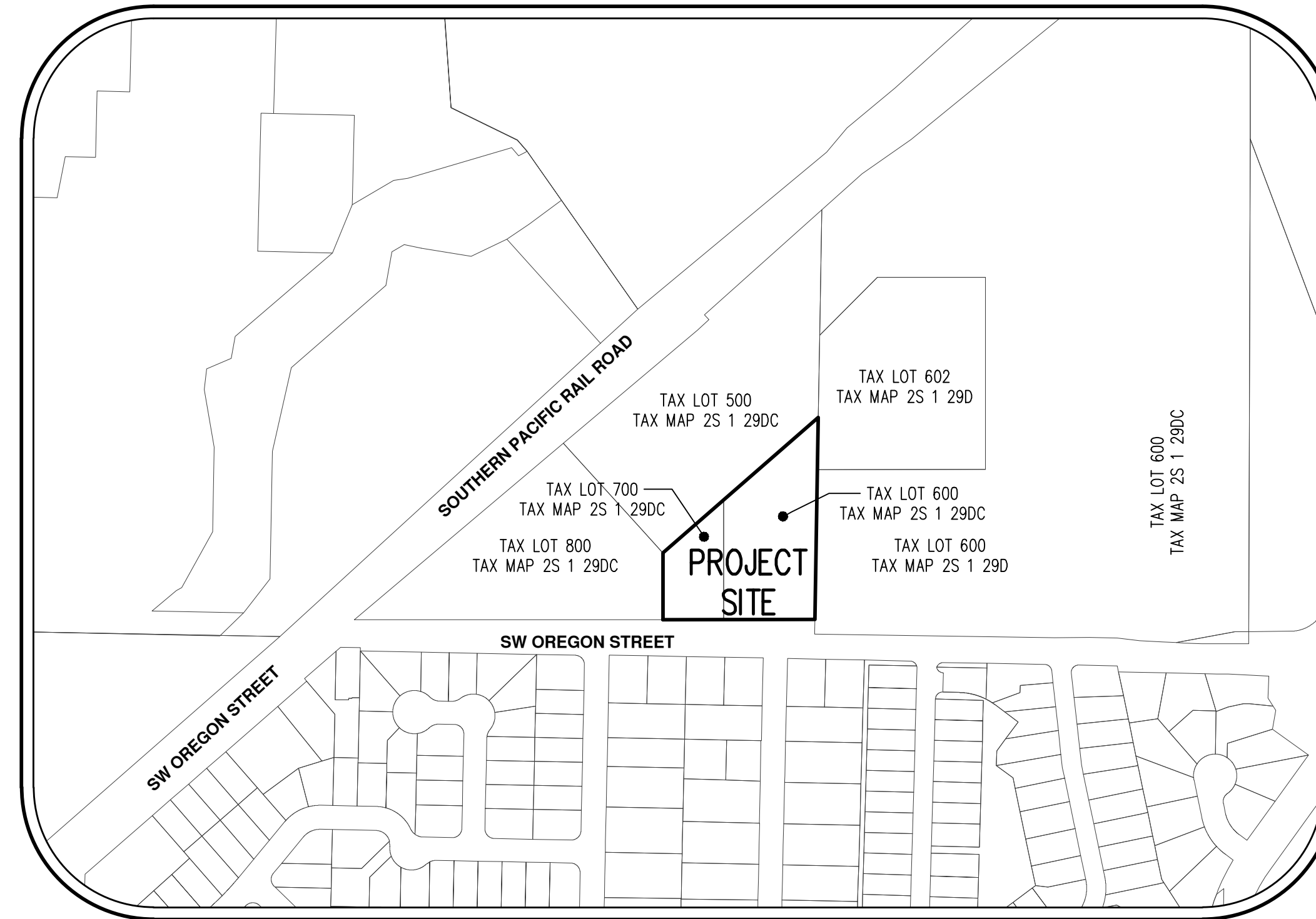
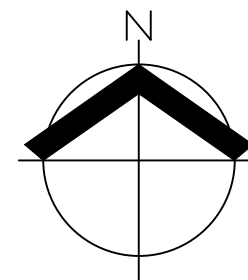


# JBMAC VENTURES FRONTAGE IMPROVEMENTS

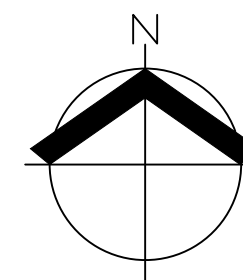
## CONSTRUCTION PLANS



VICINITY MAP  
NTS



SITE MAP  
1"=250'



**APPLICANT:**

JBMAC VENTURES, LLC  
19435 SW 129TH AVE  
TUALATIN, OR 97062

**CIVIL ENGINEERING/  
SURVEYING FIRM:**

AKS ENGINEERING & FORESTRY, LLC.  
CONTACT: BLAIR CARLSON, PE, CH, PRINCIPAL  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
P: (503) 563-6151  
F: (503) 563-6152

**PROJECT LOCATION:**

TAX LOTS 600 AND 700 WASHINGTON COUNTY ASSESSOR'S MAP 2S 1 29DC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

**PROPERTY DESCRIPTION:**

LOCATED AT THE INTERSECTION OF SW OREGON STREET AND SW LOWER ROY STREET IN SHERWOOD, OREGON.

**PROJECT PURPOSE:**

HALF STREET IMPROVEMENTS TO SW OREGON STREET.

**VERTICAL DATUM:**

VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP MARKED "NO. 1, 1988", IN A MONUMENT BOX NEAR THE SOUTH EDGE OF PAVEMENT OF HIGHWAY 99 WEST 300 FEET± SOUTHWEST OF SIX CORNERS. ELEVATION: 210.40 FEET (NGVD29).

### UTILITY CONTACTS

**POWER**

PORTLAND GENERAL ELECTRIC  
CONTACT: HENRY ENGLISH  
3700 SE 17TH AVENUE  
PORTLAND, OR 97202  
PH: 503-736-5450

**GAS**

NW NATURAL  
CONTACT: PETER CATHCART  
220 NW 2ND AVENUE  
PORTLAND, OR 97209  
PH: 503-226-4211

**STREETS**

CITY OF SHERWOOD, PUBLIC WORKS  
CONTACT: DARREN CANIPAROLI  
15527 SW WILLAMETTE ST  
SHERWOOD, OR 97140  
PH: 503-925-2334

**STORM/SEWER/WATER**

CITY OF SHERWOOD, PUBLIC WORKS  
CONTACT: RICH SATTLER  
15527 SW WILLAMETTE ST  
SHERWOOD, OR 97140  
PH: 503-925-2319

**BUILDING DEPARTMENT**

CITY OF SHERWOOD BUILDING DEPT.  
CONTACT: SCOTT MCKIE  
22560 SW PINE ST  
SHERWOOD, OR 97140  
PH: 503-625-4226

**COMMUNICATIONS**

COMCAST CABLE  
CONTACT: KENNETH PARIS  
10831 SW CASCADE AVENUE  
TIGARD, OR 97223  
PH: 503-596-3754

**COMMUNICATIONS**

VERIZON (FRONTIER)  
CONTACT: TAM NGUYEN  
4155 SW CEDAR HILLS BLVD  
BEAVERTON, OR 97005  
PH: 503-641-2004

**CITY INSPECTOR**

CITY OF SHERWOOD  
CONTACT: ANDREW STIRLING  
15527 SW WILLAMETTE ST  
SHERWOOD, OR 97140  
PH: 503-925-2307

**ATTENTION EXCAVATORS:**

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 THESE RULES FROM THE CENTER BY CALLING 503.232.1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BUT NOT MORE THAN TEN BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION. CALL 503.246.6699.



Know what's below.  
Call before you dig.

### SHEET INDEX

C000	COVER SHEET WITH SITE AND VICINITY MAPS
C001	GENERAL NOTES
C002	EXISTING CONDITIONS PLAN
C050	EROSION AND SEDIMENT CONTROL PLAN
C051	EROSION AND SEDIMENT CONTROL DETAILS
C100	SW OREGON STREET CROSS SECTIONS
C101	SW OREGON STREET PLAN AND PROFILE
C102	ADA RAMP AND DRIVEWAY DETAIL
C103	SW OREGON STREET STRIPING PLAN
C150	STREET CONSTRUCTION DETAILS
C200	PUBLIC STORMWATER PLAN – SW OREGON STREET
C210	PUBLIC WATER AND SANITARY SEWER PLAN – SW OREGON STREET
C250	UTILITY CONSTRUCTION DETAILS
C251	UTILITY CONSTRUCTION DETAILS
C300	SW OREGON STREET STREET LIGHT PHOTOMETRIC PLAN
L100	SW OREGON STREET LANDSCAPE PLAN

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

JBMAC VENTURES  
FRONTAGE IMPROVEMENTS  
SHERWOOD  
OREGON  
TAX MAP 2S 1 29DC & 700

COVER SHEET WITH SITE  
AND VICINITY MAPS

DESIGNED BY: APC  
DRAWN BY: APC  
MANAGED BY: TJ  
CHECKED BY: BGC  
DATE: 05/31/2022

REGISTERED PROFESSIONAL  
ENGINEER  
PRELIMINARY  
DATE: 05/31/2022  
BY: BLAIR CARLSON  
C. CARLSON

REVISIONS:

JOB NUMBER  
8627-04  
SHEET  
C000

**CITY OF SHERWOOD STANDARD NOTES**

- CONTRACTOR SHALL NOTIFY CITY OF SHERWOOD ENGINEERING DEPARTMENT (AT 503-925-2306) TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK ON GRADING, PUBLIC IMPROVEMENTS, OR STORM WATER TREATMENT FACILITIES.
- ALL CONSTRUCTION WORK AND MATERIALS SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD STANDARDS CONSTRUCTION SPECIFICATIONS, CLEAN WATER SERVICES (CWS) DESIGN AND CONSTRUCTION STANDARDS, UNIFORM PLUMBING CODE (UPC) AND UNIFORM BUILDING CODE (UBC). CONTRACTOR AND SUBCONTRACTOR(S) SHALL HAVE A MINIMUM OF ONE SET OF APPROVED PLANS AND CITY OF SHERWOOD STANDARD CONSTRUCTION SPECIFICATIONS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- APPLICANT(S) IS RESPONSIBLE FOR ALL COSTS OF CONSTRUCTION.
- CITY OF SHERWOOD BUILDING DEPARTMENT PERMITS ARE REQUIRED FOR PRIVATELY MAINTAINED SEWER, INLETS, INLET LEADS, AND SERVICE LATERALS CONSTRUCTED OUTSIDE OF PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. ALL WORK APPROVED UNDER PLUMBING PERMITS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ATTENTION EXCAVATORS:** OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503) 232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THESE RULES, YOU MAY CONTACT THE CALL CENTER. **YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING EXCAVATION. CALL (503) 246-6699.**
- ALL TRENCH LINES AND EXCAVATIONS SHALL BE PROPERLY SHORED AND BRACED TO PREVENT CAVING. UNUSUALLY DEEP EXCAVATIONS MAY REQUIRE EXTRA SHORING AND BRACING. ALL SHEETING, SHORING, AND BRACING OF TRENCHES SHALL CONFORM TO OREGON OCCUPATIONAL SAFETY AND HEALTH DIVISION (OSHA) REGULATIONS AND CITY OF SHERWOOD STANDARD SPECIFICATIONS.
- CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION
- SITE EROSION CONTROL PLAN AND BMP'S MEETING CWS STANDARDS TO BE IN PLACE AND APPROVED PRIOR TO CONSTRUCTION
- A TEMPORARY USE PERMIT, SUBJECT TO SECTION 16.86 OF THE CITY OF SHERWOOD CODE, IS REQUIRED PRIOR TO ANY USE OF AN ON-SITE CONSTRUCTION TRAILER. UNDER NO CIRCUMSTANCE SHALL THE TRAILER BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A COPY OF THE REQUIRED PERMITS AND ATTACHMENTS SHALL BE AT THE WORK SITE AND AVAILABLE DURING CONSTRUCTION.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
- ANY INSPECTION OR CONSTRUCTION OBSERVATION BY THE CITY, COUNTY, STATE, OR OTHER JURISDICTIONAL AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS, AND PROJECT CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES AND UTILITIES NOT SHOWN TO BE REMOVED. CONTRACTOR SHALL REPLACE OR REPAIR ANY EXISTING STRUCTURES (SIDEWALKS, CURB, FENCE, STREET TREES, ETC.) DAMAGED DURING CONSTRUCTION, IN ACCORDANCE WITH CITY STANDARDS.
- NO TRENCHES OR PITS WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES AND PITS SHALL BE COVERED WITH STEEL PLATES OR FILLED IN AT NIGHT.
- ANY ALTERATIONS OR VARIATIONS FROM THESE PLANS, EXCEPT MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, SHALL BE APPROVED BY THE ENGINEER AND APPLICABLE REGULATORY AGENCY REPRESENTATIVE.
- ANY PRIVATE UTILITIES TO BE INSTALLED WITHIN CITY OF SHERWOOD RIGHT-OF-WAY THAT IS NOT SHOWN ON THE APPROVED CONSTRUCTION PLANS (POWER, TELECOMMUNICATIONS, GAS, IRRIGATION, ETC.) SHALL HAVE PLANS SUBMITTED FOR A RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION OF UTILITY. ANY PRIVATE OR FRANCHISE UTILITIES INSTALLED WITHOUT A RIGHT OF WAY PERMIT IS SUBJECT TO REMOVAL.
- CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF A TRAFFIC CONTROL PLAN AND ITS CONTINUED FUNCTIONING FOR THE PROTECTION OF CONSTRUCTION WORKERS, VEHICULAR TRAFFIC, BICYCLE TRAFFIC AND PEDESTRIANS. ALL TRAFFIC CONTROL DEVICES/SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. APPROVAL OF THE TRAFFIC CONTROL PLAN BY THE CITY OF SHERWOOD DOES NOT NEGATE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A SAFE WORK ZONE. THE CITY OF SHERWOOD BEARS NO LIABILITY FOR THE CONTRACTOR'S IMPLEMENTATION OF THIS TRAFFIC CONTROL PLAN.

**SANITARY SEWER NOTES - GENERAL**

- SANITARY SEWER PIPE MATERIAL SHALL BE AS NOTED ON PLANS AND CONFORM TO THE REQUIREMENTS BELOW.
- SANITARY SEWER MATERIALS AND TESTING SHALL MEET CLEAN WATER SERVICES (CWS) DESIGN AND CONSTRUCTION SPECIFICATIONS AND THE CITY OF SHERWOOD'S ENGINEERING DESIGN MANUAL.
- ALL SANITARY SERVICE STUB OUTS SHALL EXTEND A MINIMUM OF THREE FEET (3') BEYOND EASEMENT OR RIGHT-OF-WAY LINE AND BE MARKED WITH A PRESSURE TREATED 2 X 4. THE TOP 12" SHALL BE PAINTED GREEN AND LABELED "SS" FOR FUTURE LOCATION. THE 2 X 4 SHALL BE MARKED WITH DETECTABLE UNDERGROUND MAGNETIC TAPE GREEN IN COLOR AND BE MARKED "CAUTION SEWER BURIED BELOW". THE MAGNETIC TAPE SHALL BE PLACED FROM THE MAIN PIPELINE TO THE END OF THE SIDE LATERAL WITH 18" OF SEPARATION BETWEEN THE TAPE AND PIPE. THE SERVICE LATERAL SHALL ALSO HAVE TRACER WIRE INSTALLED. THE TRACER WIRE SHALL BE 12-GAGE STRANDED COPPER WIRE WITH GREEN HMW-PE INSULATION. TRACER WIRE SHALL RUN TO THE TOP OF THE 2 X 4 MARKER. STORM SERVICE STUB OUTS TO BE A MINIMUM OF 4-INCH DIAMETER PIPE AND HAVE A MINIMUM SLOPE OF 2%.
- ALL SANITARY SEWER LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR AND HAVE A MANDREL PASSED THROUGH TO CHECK DEFLECTION. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THIS WILL BE WITNESSED BY THE CITY. MINIMUM 48 HR NOTICE IS REQUIRED. CITY WITNESSED VIDEO INSPECTION SHALL OCCUR AFTER THE PLACEMENT OF ASPHALT. CITY STRONGLY ENCOURAGES VIDEO INSPECTION BY THE DEVELOPER AND/OR CONTRACTOR PRIOR TO ASPHALT PLACEMENT. SHOULD CONTRACTOR OR DEVELOPER HAVE QUESTIONS REGARDING SPECIFIC SECTIONS OF PRE-ASPHALT VIDEO, CITY INSPECTOR SHALL PROVIDE A RECOMMENDATION UPON THE ACCEPTABILITY OF THE SECTION IN QUESTION.
- ALL SANITARY SEWER LINES SHALL BE AIR TESTED. ALL MANHOLES SHALL BE HYDROSTATICALLY TESTED OR VACUUM TESTED. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THIS WILL BE WITNESSED BY THE CITY. MINIMUM 48 HOUR NOTICE IS REQUIRED.
- ANY NEW LATERAL TAPS INTO AN EXISTING SANITARY SEWER WILL REQUIRE VIDEO INSPECTION OF THAT EXISTING SEWER.

**STORM SEWER NOTES - GENERAL**

- STORM SEWER PIPE SHALL BE AS NOTED ON PLANS AND CONFORM TO THE REQUIREMENTS BELOW.
- STORM SEWER MATERIALS AND TESTING SHALL MEET CLEAN WATER SERVICES (CWS) DESIGN AND CONSTRUCTION SPECIFICATIONS AND THE CITY OF SHERWOOD'S ENGINEERING DESIGN MANUAL.
- ALL STORM SERVICE STUB OUTS SHALL EXTEND A MINIMUM OF THREE FEET (3') BEYOND EASEMENT OR RIGHT-OF-WAY LINE AND BE MARKED WITH A PRESSURE TREATED 2" X 4". THE TOP 12" SHALL BE PAINTED WHITE AND LABELED "ST" FOR FUTURE LOCATION. THE 2" X 4" SHALL BE MARKED WITH DETECTABLE UNDERGROUND MAGNETIC TAPE GREEN IN COLOR AND BE MARKED "CAUTION STORM DRAIN BURIED BELOW". THE MAGNETIC TAPE SHALL BE PLACED FROM THE MAIN PIPELINE TO THE END OF THE SIDE LATERAL WITH 18" OF SEPARATION BETWEEN THE TAPE AND PIPE. THE SERVICE LATERAL SHALL ALSO HAVE TRACER WIRE INSTALLED. THE TRACER WIRE SHALL BE 12-GAGE STRANDED COPPER WIRE WITH WHITE HMW-PE INSULATION. TRACER WIRE SHALL RUN TO THE TOP OF THE 2 X 4 MARKER. STORM SERVICE STUB OUTS TO BE A MINIMUM OF 4-INCH DIAMETER PIPE AND HAVE A MINIMUM SLOPE OF 2%.
- ALL STORM SEWER LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THIS WILL BE WITNESSED BY THE CITY. MINIMUM 48 HOUR NOTICE IS REQUIRED. CITY WITNESSED VIDEO INSPECTION SHALL OCCUR AFTER THE PLACEMENT OF ASPHALT. CITY STRONGLY ENCOURAGES VIDEO INSPECTION BY THE DEVELOPER AND/OR CONTRACTOR PRIOR TO ASPHALT PLACEMENT. SHOULD CONTRACTOR OR DEVELOPER HAVE QUESTIONS REGARDING SPECIFIC SECTIONS OF PRE-ASPHALT VIDEO, CITY INSPECTOR SHALL PROVIDE A RECOMMENDATION UPON THE ACCEPTABILITY OF THE SECTION IN QUESTION.
- ALL STORM SEWER LINES SHALL HAVE A MANDREL PASSED THROUGH TO CHECK DEFLECTION. THIS WILL BE WITNESSED BY THE CITY. MINIMUM 48 HOUR NOTICE IS REQUIRED.
- ANY NEW LATERAL TAPS INTO AN EXISTING STORM SEWER WILL REQUIRE VIDEO INSPECTION OF THAT EXISTING SEWER.

**WATER SYSTEM NOTES - GENERAL**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND STANDARDS, THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, A.W.W.A. STANDARDS, A.P.W.A. STANDARDS, AND CITY OF SHERWOOD ENGINEERING DESIGN AND DETAILS MANUAL.
- ALL PIPE SHALL HAVE MINIMUM COVER OF THREE-FOOT BELOW THE FUTURE FINISHED GRADES IN EASEMENTS AND STREET RIGHT-OF-WAYS.
- ALL VALVES SHALL BE PER CITY OF SHERWOOD WATER SYSTEM STANDARDS AND CITY CODES, STANDARD DETAILS, AND DRAWINGS.
- ALL FIRE HYDRANTS SHALL BE PER CITY WATER SYSTEM STANDARDS AND CITY CODES, STANDARD DETAILS, AND DRAWINGS.
- ALL TEES, ELBOWS, BENDS, AND BLOW-OFF LOCATIONS SHALL, UNLESS OTHERWISE NOTED, HAVE A POURED-IN-PLACE CONCRETE THRUST BLOCK PER CITY OF SHERWOOD STANDARDS.
- ALL SANITARY SEWER LINES WITHIN 10 FEET LATERALLY OR 18 INCHES VERTICALLY OF A WATER MAIN SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS.
- ANY CROSSING OF WATER MAIN BY SANITARY SEWER SHALL BE MADE AT APPROXIMATELY 90 DEGREES AND HAVE 18 INCHES OF VERTICAL CLEARANCE OR SANITARY SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON WATER PIPE WITH WATERTIGHT JOINTS FOR A DISTANCE OF 9 FEET FROM BOTH SIDES OF THE WATER LINE AND ENCASED IN CONCRETE.
- JOINT DEFLECTION ALLOWED ONLY WITH THE APPROVAL OF THE PROJECT ENGINEER AND INSPECTOR AND BE PER CITY OF SHERWOOD STANDARDS.
- OREGON HEALTH AUTHORITY BACTERIOLOGICAL TESTS SHALL BE TAKEN BY THE CITY OF SHERWOOD.
- HYDROSTATIC TESTS SHALL CONFORM WITH ALL APPLICABLE CODES AND BE MONITORED BY THE INSPECTOR OR PROJECT ENGINEER.
- DISINFECTION: PIPELINES SHALL BE FLUSHED AND DISINFECTED BEFORE PLACING INTO SERVICE, AFTER PERFORMING HYDROSTATIC TESTING. DISINFECTION SHALL CONFORM WITH ALL APPLICABLE CODES. DISCHARGING OF THE HIGHLY CHLORINATED WATER USED FOR DISINFECTION SHALL NOT BE DISCHARGED INTO SURFACE WATERS. APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS CONCERNING DISCHARGE SHALL BE FOLLOWED. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- PRIOR TO TAPPING INTO EXISTING WATER MAINS, THE CONTRACTOR WILL CONTACT THE CITY OF SHERWOOD WATER DEPARTMENT INSPECTOR.
- OPERATION OF WATER VALVES BY CONTRACTOR IS PROHIBITED.
- CONTRACTOR SHALL NOT BACKFILL TRENCH UNTIL WATER LINE INSPECTION IS APPROVED.
- CONTACT RICH SATTLER AT (503) 925-2319, CITY OF SHERWOOD PUBLIC WORKS, A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE WATER LINE INSPECTIONS.
- NEW FIRE HYDRANTS TO HAVE STORZ QUICK ADAPTER ON 4 1/2" PORT.
- INSTALL BLUE REFLECTOR AT CENTER LINE OF ROADWAY(S) PERPENDICULAR TO FIRE HYDRANT.
- ALL WATER LINE JOINTS SHALL BE RESTRAINED.
- WATER METER TO HAVE 3' MINIMUM CLEARANCE TO LIGHT POLES, TREES, SIGNS, OTHER UTILITIES, ETC.

**LEGEND**

	EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE				
CONIFEROUS TREE				
FIRE HYDRANT				
WATER BLOWOFF				
WATER METER				
WATER VALVE				
DOUBLE CHECK VALVE				
AIR RELEASE VALVE				
SANITARY SEWER CLEAN OUT				
SANITARY SEWER MANHOLE				
SIGN				
STREET LIGHT				
MAILBOX				
RIGHT-OF-WAY LINE				
BOUNDARY LINE				
PROPERTY LINE				
CENTERLINE				
DITCH				
CURB				
EDGE OF PAVEMENT				
EASEMENT				
FENCE LINE				
GRAVEL EDGE				
POWER LINE				
OVERHEAD WIRE				
COMMUNICATIONS LINE				
FIBER OPTIC LINE				
GAS LINE				
STORM SEWER LINE				
SANITARY SEWER LINE				
WATER LINE				

AKS DRAWING FILE: 8627-04 COVER.DWG | LAYOUT: NOTES

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 17065 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

**JBMAC VENTURES**  
**FRONTAGE IMPROVEMENTS**  
**SHERWOOD OREGON**  
 TAX LOT 600 & 700

**GENERAL NOTES**

DESIGNED BY: APC  
 DRAWN BY: APC  
 MANAGED BY: TJ  
 CHECKED BY: BGC  
 DATE: 05/31/2022

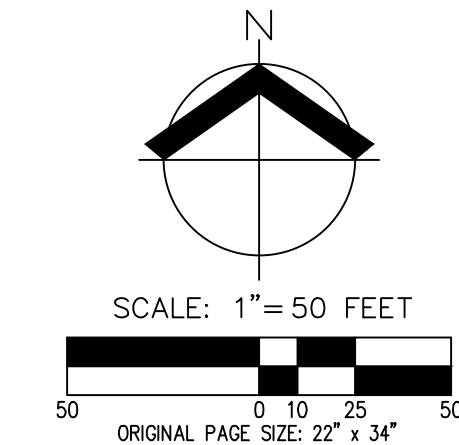
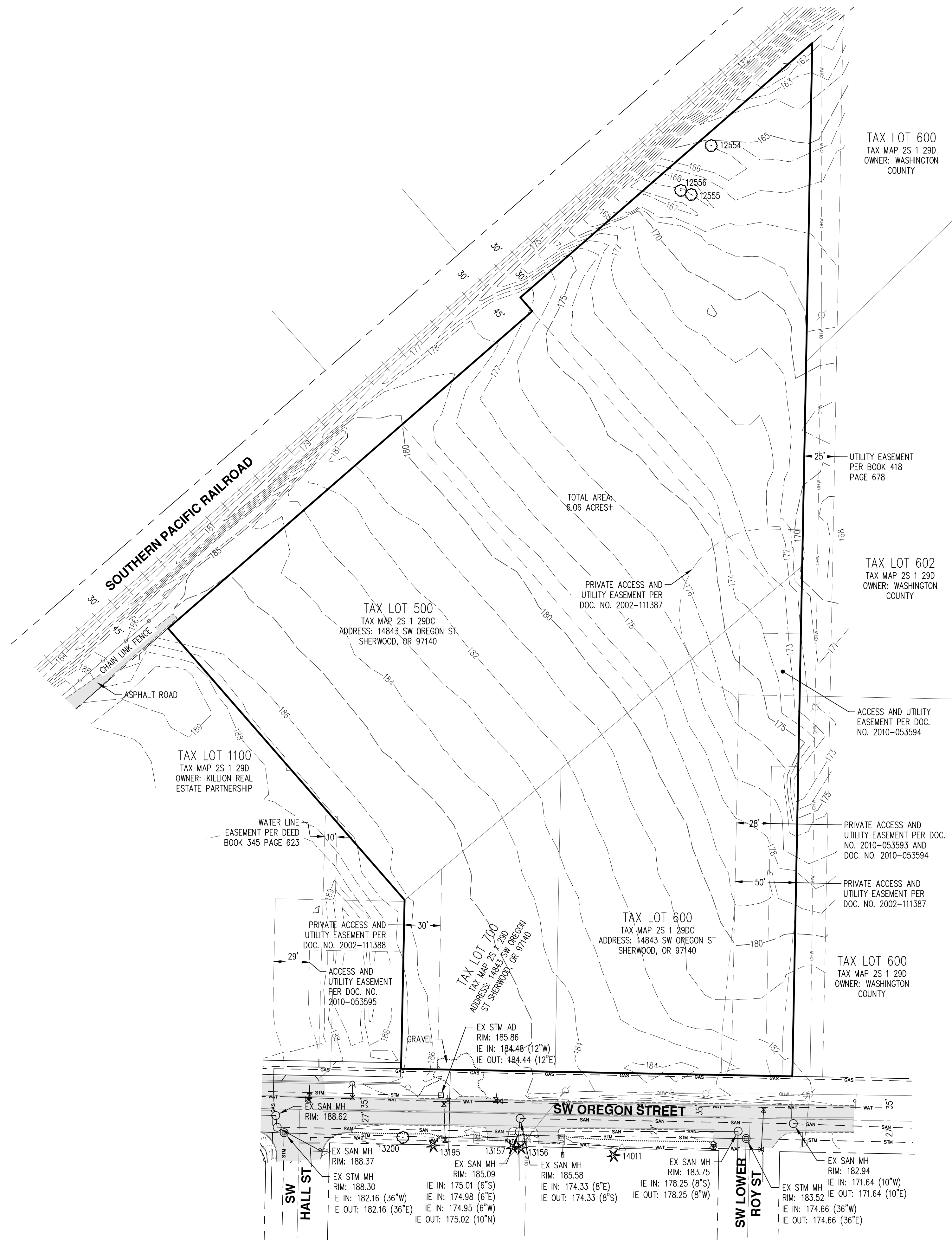
REGISTERED PROFESSIONAL ENGINEER  
 PRELIMINARY  
 NO USE FOR CONSTRUCTION  
 05/31/2022  
 G. CARLSON

REVISIONS:

JOB NUMBER  
**8627-04**

SHEET  
**C001**

AKS DRAWING FILE: 8627-04\TA-04-EXCOND.DWG | LAYOUT: 03



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21021448 AND 21021450. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED FEBRUARY 3 - 4, 2021.
  - VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP MARKED "NO. 1, 1988", IN A MONUMENT BOX NEAR THE SOUTH EDGE OF PAVEMENT OF HIGHWAY 99 WEST 300 FEET ± SOUTHWEST OF SIX CORNERS. ELEVATION: 210.40 FEET (NGVD29).
  - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - CONTOUR INTERVAL IS 1 FOOT.
  - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
12554	DECIDUOUS	8
12555	DECIDUOUS	14
12556	DECIDUOUS	14,28

DESIGNED BY: APC  
DRAWN BY: APC  
MANAGED BY: TJ  
CHECKED BY: BGC  
DATE: 05/31/2022

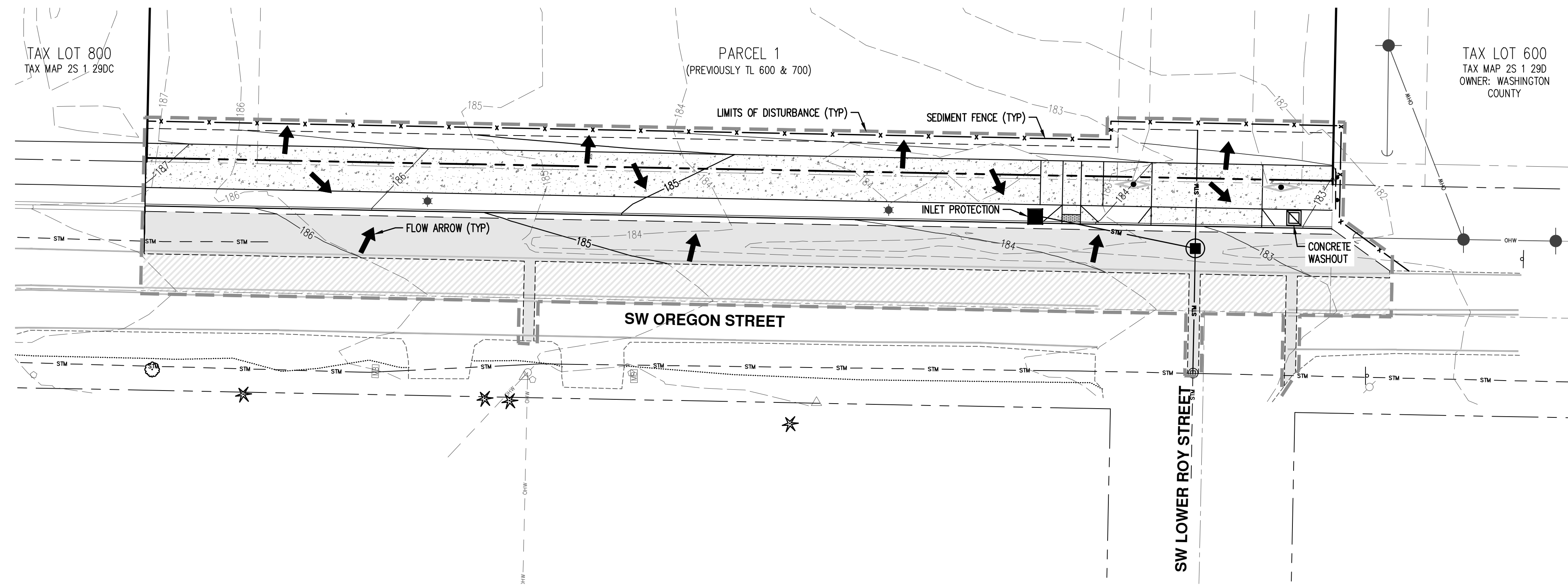
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

REVISIONS

JOB NUMBER  
**8627-04**

SHEET  
**C002**



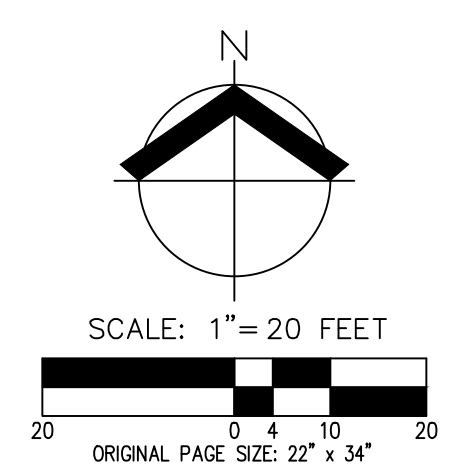


**INLET PROTECTION NOTE:**  
 CONTRACTOR SHALL PROVIDE INLET PROTECTION ON ANY ADDITIONAL INLETS ALONG SW OREGON STREET OBSERVED TO RECEIVE RUNOFF FROM THE PROJECT SITE.

- SURFACING LEGEND:**
- NEW AC PAVEMENT
  - 1-1/2" GRIND AND OVERLAY
  - NEW CONCRETE HARDSCAPE

**EROSION CONTROL LEGEND**

EXISTING GROUND CONTOUR (1 FT)	---	184
EXISTING GROUND CONTOUR (5 FT)	---	185
FINISHED GRADE CONTOUR (1 FT)	---	184
FINISHED GRADE CONTOUR (5 FT)	---	185
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	-x-x-	
CURB INLET PROTECTION		
CONCRETE WASHOUT AREA		
DRAINAGE FLOW DIRECTION		
LIMITS OF DISTURBANCE	- - - -	



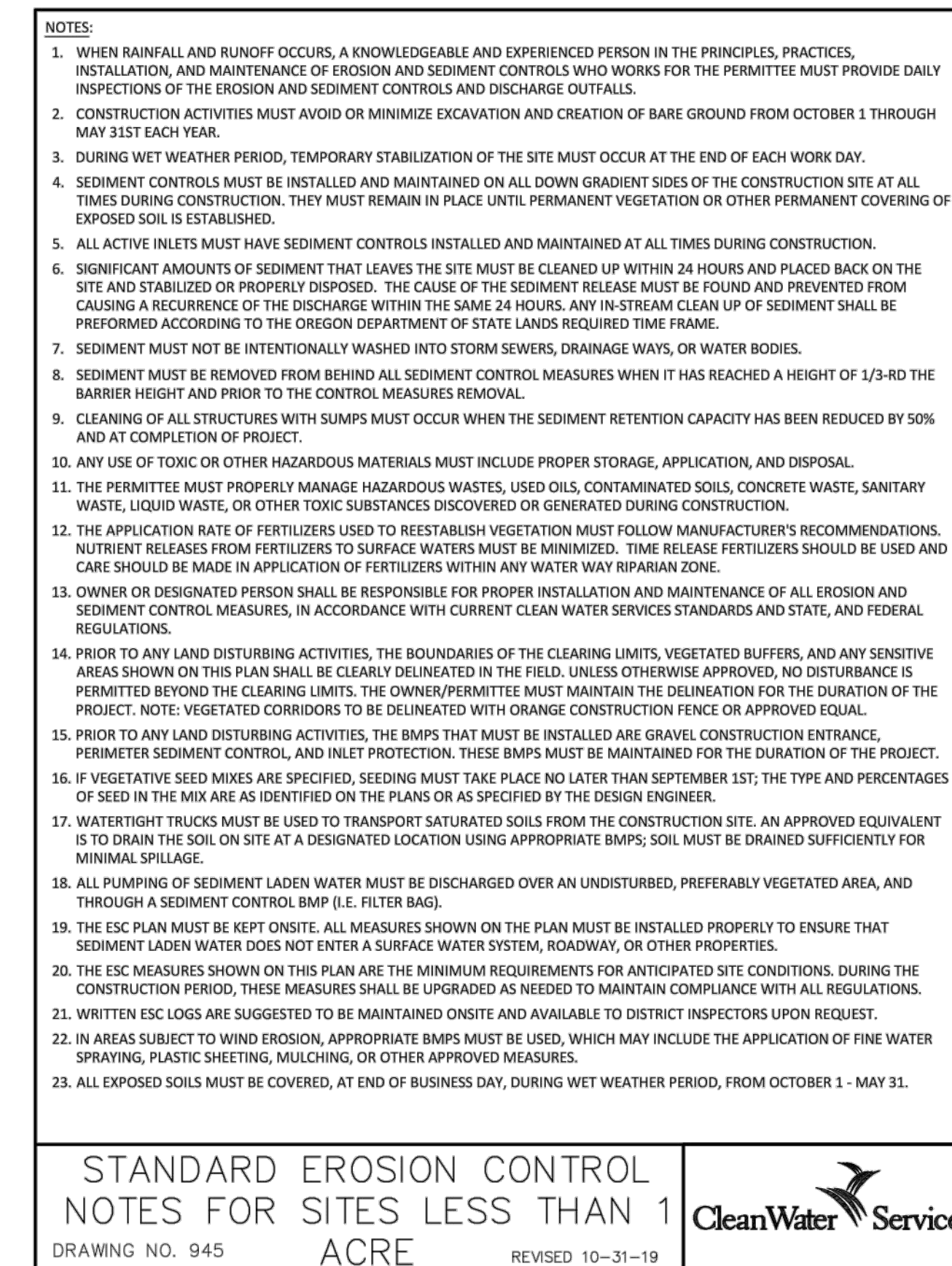
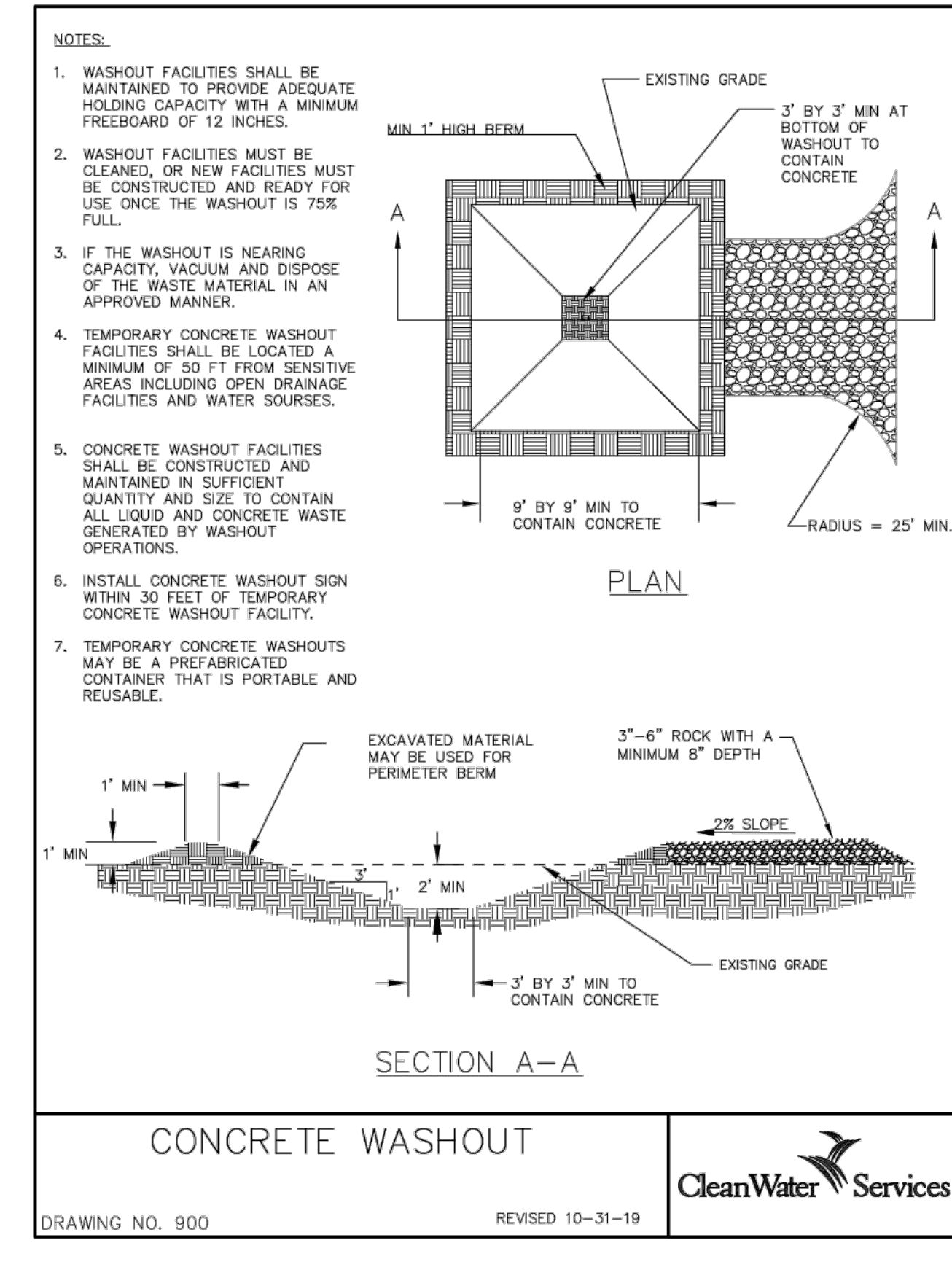
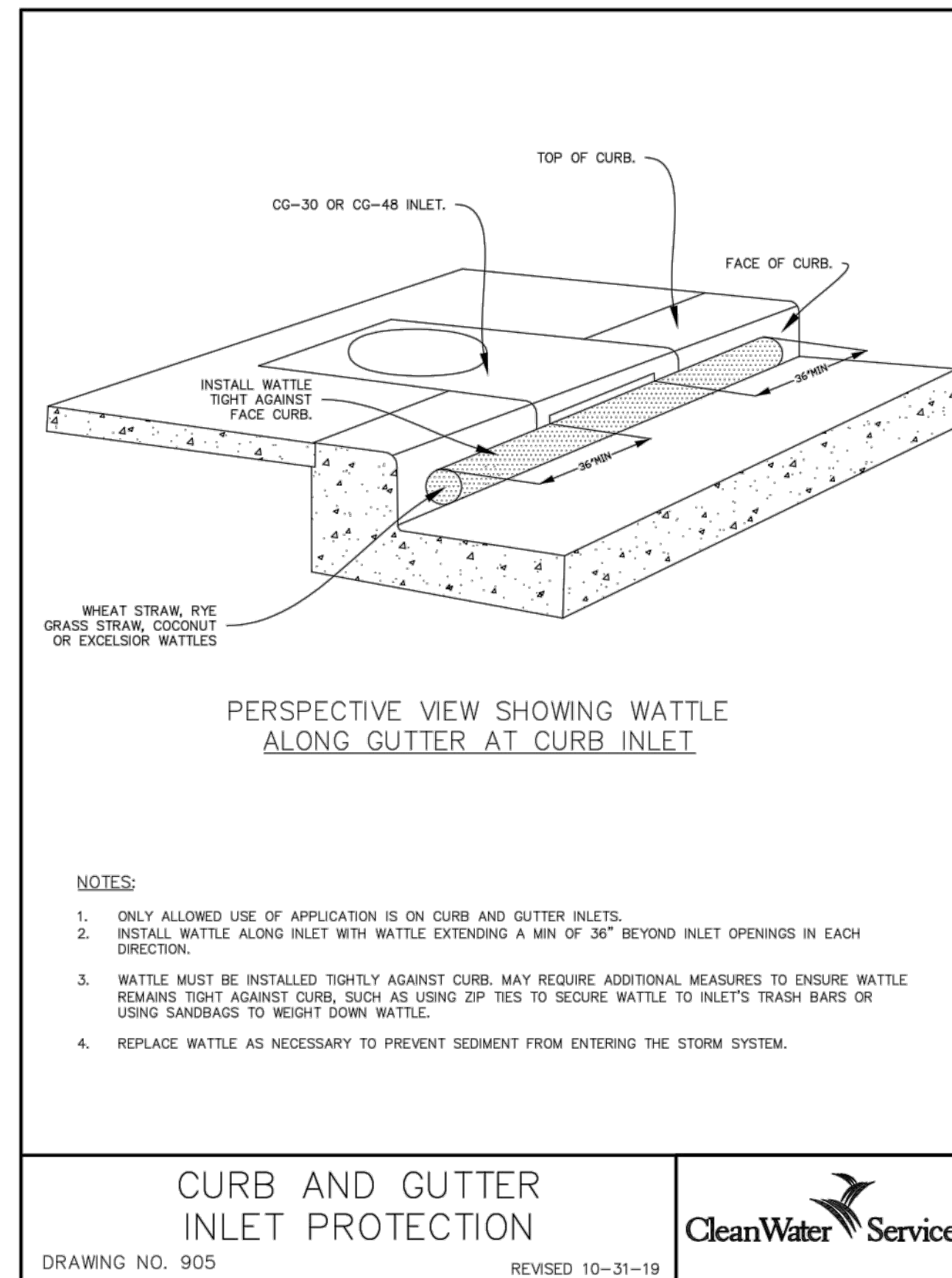
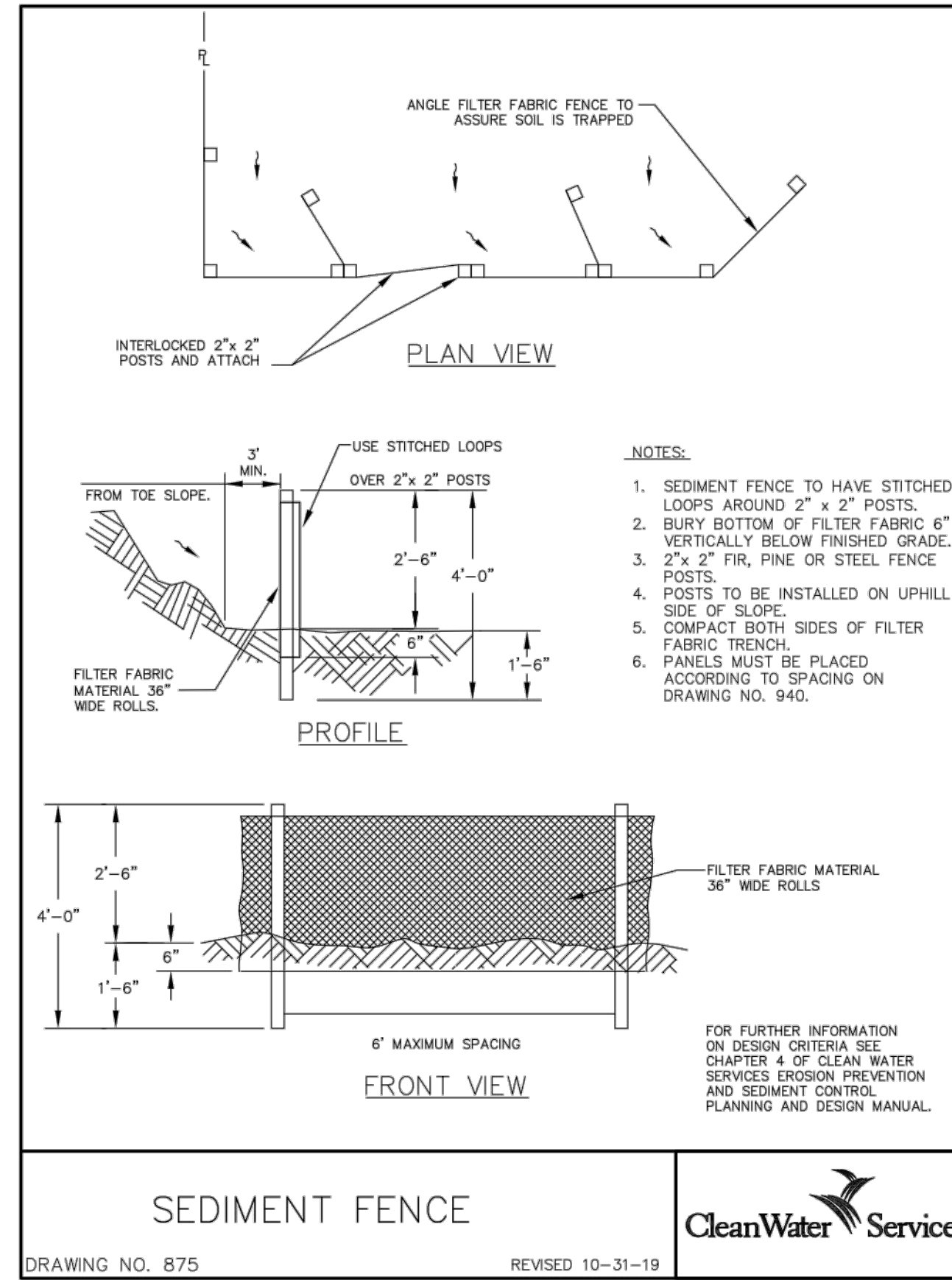
DESIGNED BY: APC  
 DRAWN BY: APC  
 MANAGED BY: TJ  
 CHECKED BY: BGC

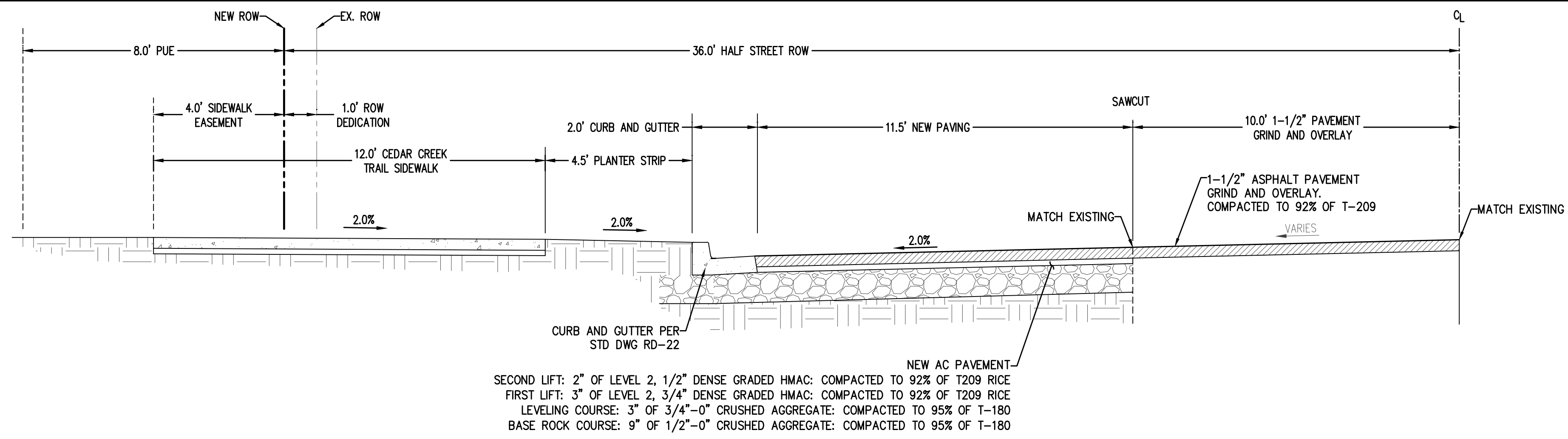
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REVISIONS:

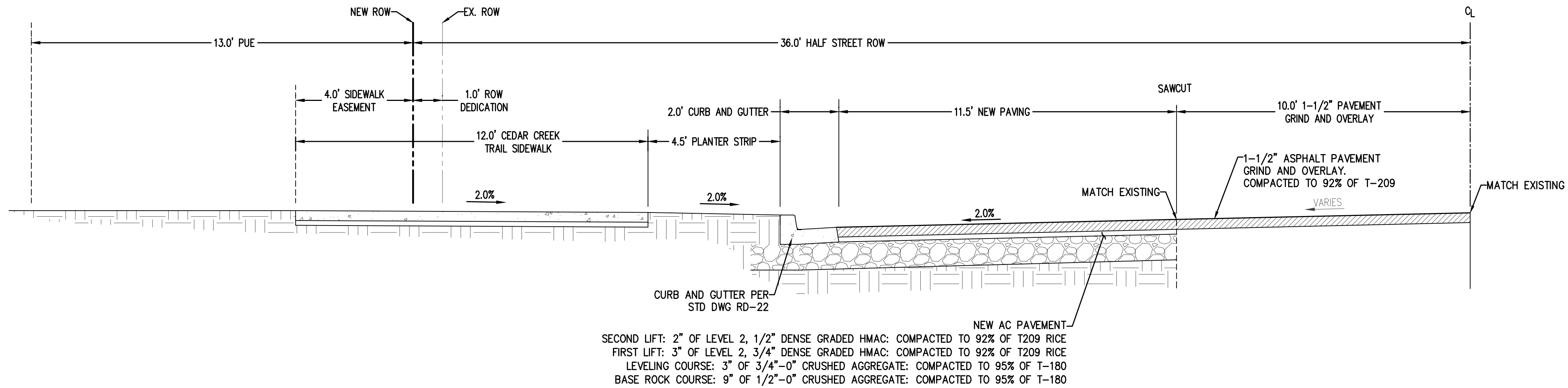
JOB NUMBER  
**8627-04**

SHEET  
**C050**

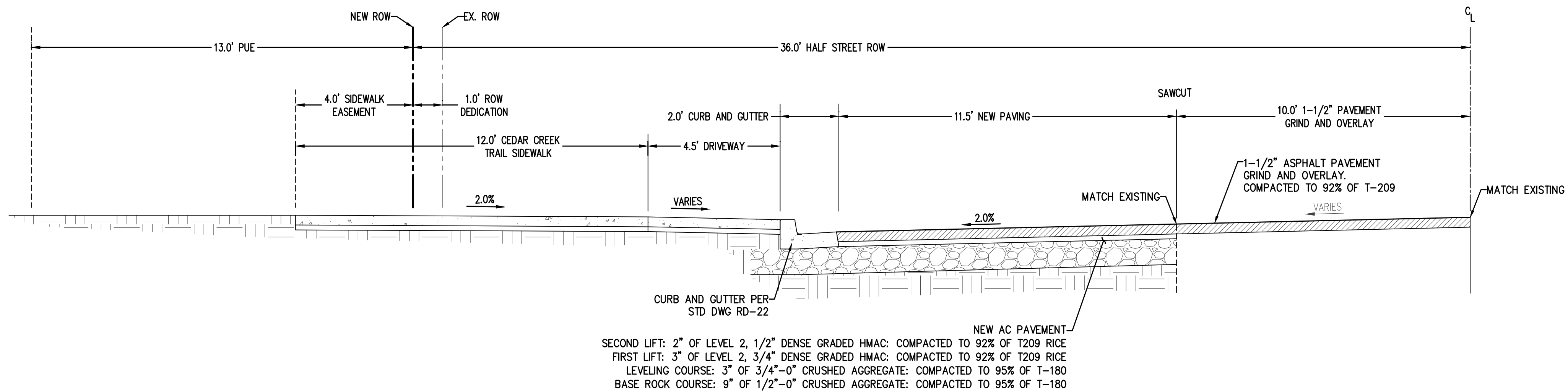




**SW OREGON STREET**  
 HALF STREET IMPROVEMENTS  
 NTS  
 STA 16+24.60 - STA 18+87.91



**SW OREGON STREET (WIDE PUE)**  
 HALF STREET IMPROVEMENTS  
 NTS  
 STA 18+87.91 - STA 18+97.30  
 STA 19+27.30 - STA 19+46.31

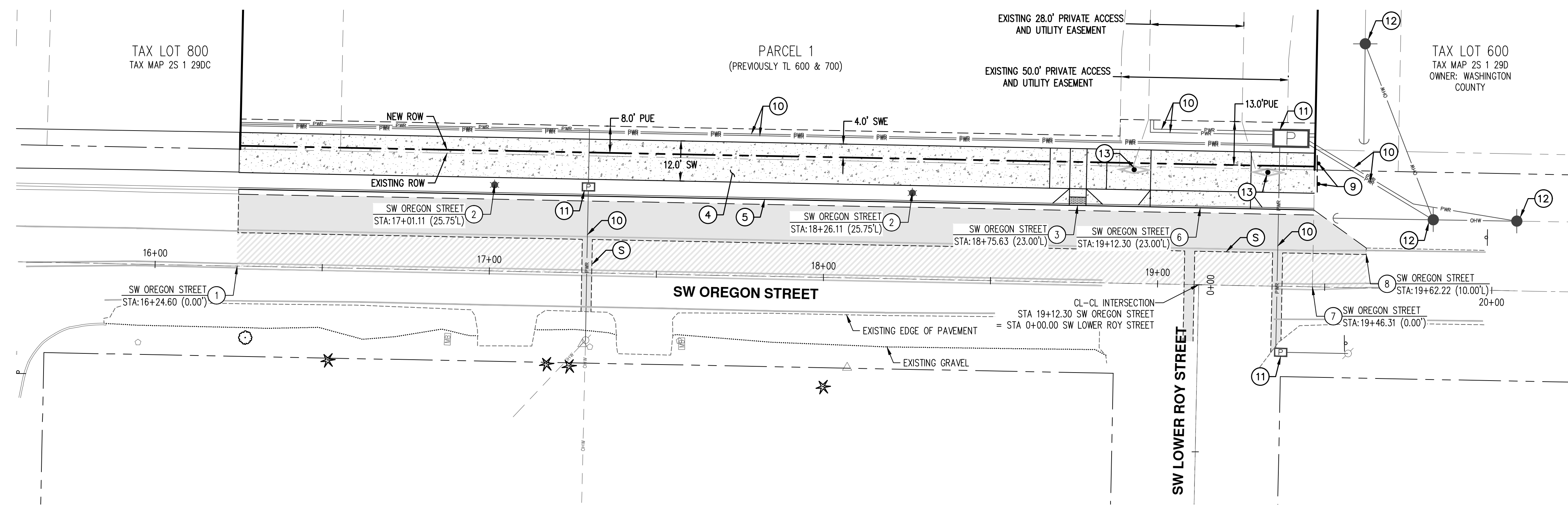


**SW OREGON STREET (DRIVEWAY)**  
 HALF STREET IMPROVEMENTS  
 NTS  
 STA 18+97.30 - STA 19+27.30

AKS DRAWING FILE: 8627-04\_CROSS\_SECTIONING\_LAYOUT\_LAYOUT

DESIGNED BY:	APC
DRAWN BY:	APC
MANAGED BY:	TJ
CHECKED BY:	BGC
DATE:	05/31/2022
REVISIONS:	

JOB NUMBER	8627-04
SHEET	C100





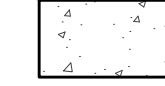
**STREET CONSTRUCTION GENERAL NOTES:**

1. DRY UTILITY CROSSINGS SHALL BE PLACED PRIOR TO PROOF ROLL TEST FOR CURB INSTALLATION. THE NUMBER OF CROSSINGS, EXACT LOCATION, DEPTH, CONDUIT TYPE, ETC. SHALL BE SPECIFIED BY THE PRIVATE UTILITY CARRIERS. CONTRACTOR SHALL COORDINATE.
2. CONTRACTOR SHALL INSTALL CENTERLINE SURVEY MONUMENT BOXES AT ALL INTERSECTIONS, PCS, AND PTS.
3. CONTRACTOR SHALL INSTALL CENTERLINE MONUMENT BOXES AT ALL INTERSECTIONS, PCS AND PTS.
4. CONTRACTOR SHALL CONTACT CITY INSPECTOR, PROJECT ENGINEER, AND/OR AKS INSPECTOR AFTER STRING LINE IS IN PLACE AND BEFORE CURB IS POURED TO CHECK CURB GRADES. (MINIMUM 48 HOUR NOTICE)

**STREET CONSTRUCTION KEYED NOTES:**

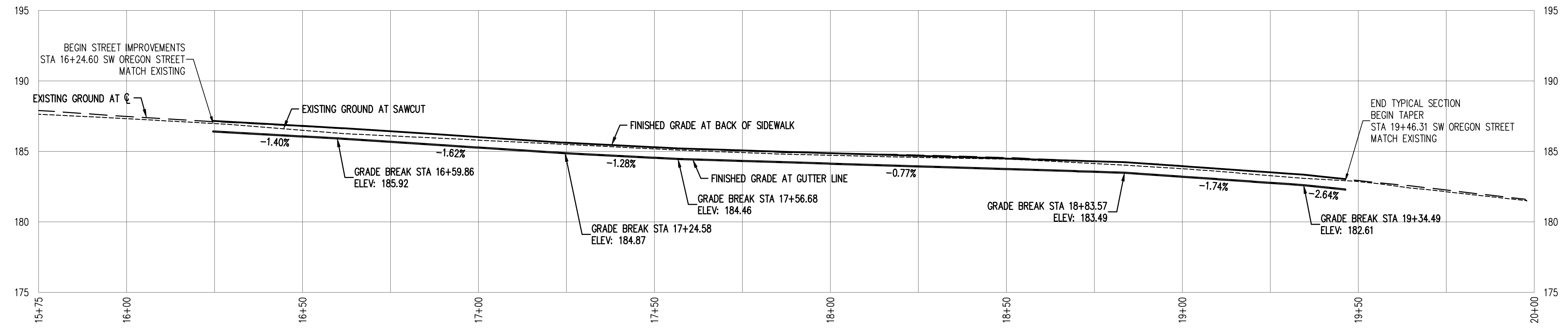
5. SAWCUT LINE, SAND AND SEAL JOINT (TYP). PAVEMENT RESTORATION PER CITY OF SHERWOOD STD DETAIL RD-45.
1. BEGIN STREET IMPROVEMENTS BEGIN TYPICAL SECTION MATCH EXISTING
2. INSTALL NEW STREET LIGHT. CONTRACTOR SHALL COORDINATE MATERIAL AND INSTALLATION WITH PGE. SEE SHEET C300 FOR ADDITIONAL INFORMATION.
3. ADA RAMP CENTERLINE. SEE SHEET C102 FOR DIMENSIONS AND ELEVATIONS.
4. CONSTRUCT MULTI USE PATHWAY PER CITY OF SHERWOOD STD DETAIL RD-26.
5. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF SHERWOOD STD DETAIL RD-22. STA 16+24.60 TO STA 19+46.31.
6. DRIVEWAY CENTERLINE. SEE SHEET C100 FOR ROADWAY SECTION AND SEE SHEET C102 FOR DIMENSIONS AND ELEVATIONS.
7. END TYPICAL SECTION BEGIN TAPER
8. END STREET IMPROVEMENTS. MATCH EXISTING
9. INSTALL END OF SIDEWALK BARRIER PER CITY OF SHERWOOD STD DETAIL RD-51.
10. NEW FRANCHISE UTILITY CONDUIT. LOCATION SHOWN IS APPROXIMATE AND FOR REFERENCE ONLY. SEE PLANS BY OTHERS FOR FINAL CONDUIT ROUTING.
11. NEW PGE VAULT. SEE PGE PLANS FOR FINAL LOCATION AND MATERIALS.
12. NEW PGE POWER POLE. SEE PGE PLANS FOR FINAL LOCATION AND MATERIALS.
13. INSTALL REMOVABLE BOLLARD PER DETAIL 1/SITE.

**LEGEND:**

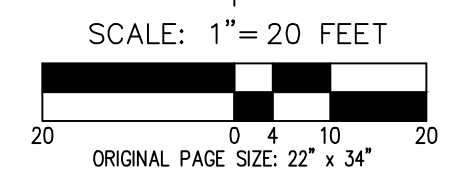
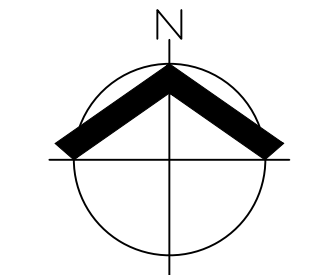
-  NEW AC PAVEMENT
-  1-1/2" GRIND AND OVERLAY
-  NEW CONCRETE HARDSCAPE

**EASEMENT LEGEND**

- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT

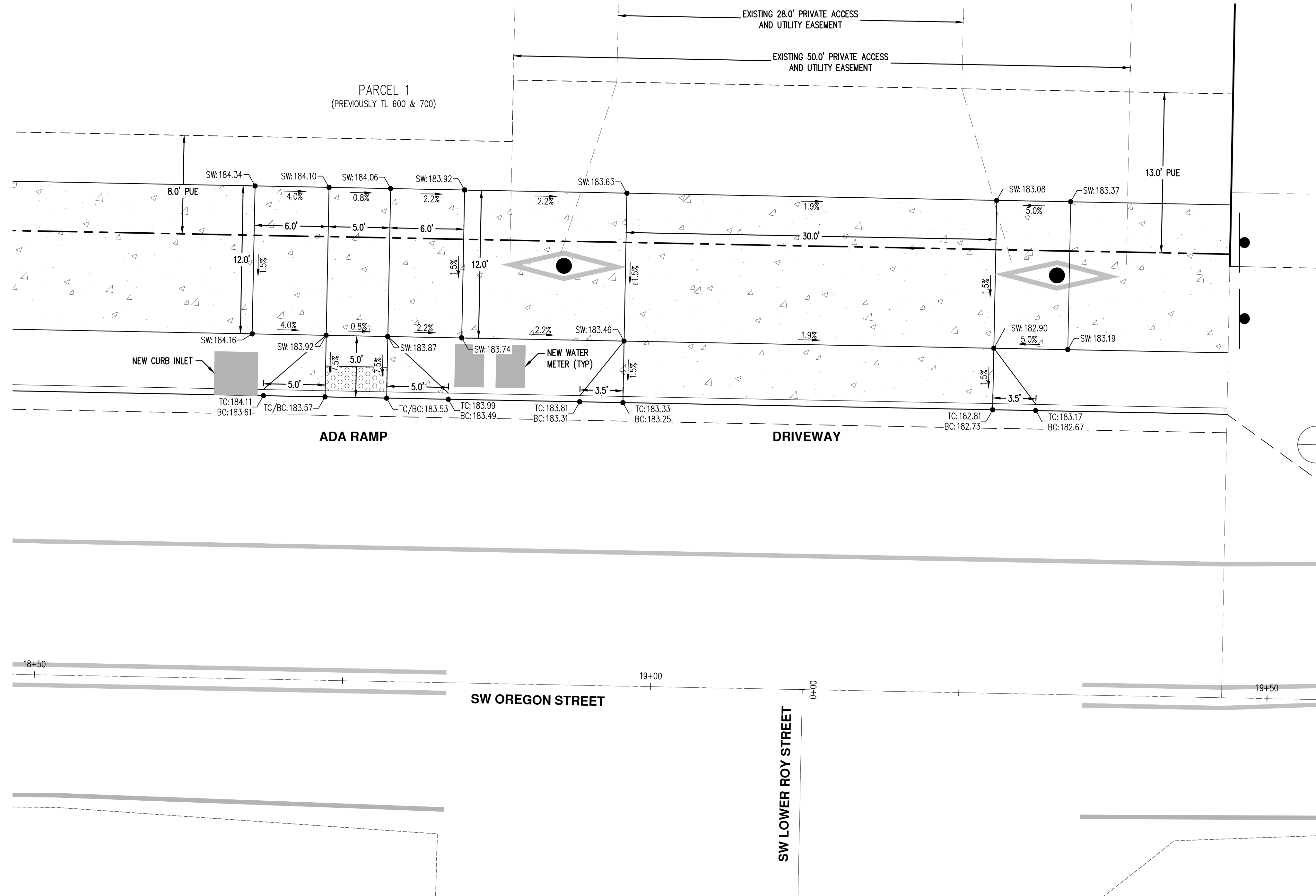


**SW OREGON STREET**  
 HORZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 5'





AKS DRAWING FILE: 8627-04 ADA AND DRIVEWAY LAYOUT LAYOUT

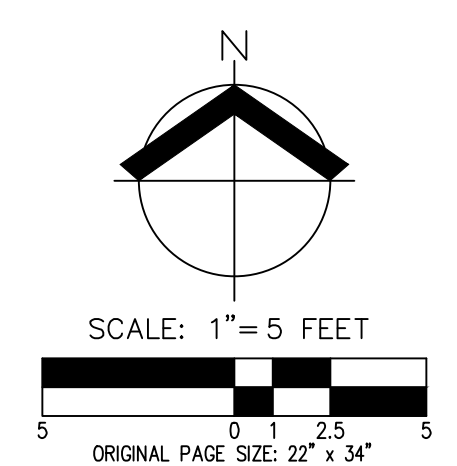


**ADA RAMP NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL SIDEWALK TO MEET ADA AND JURISDICTIONAL REQUIREMENTS.
2. CONTRACTOR SHALL CONTACT PROJECT ENGINEER/INSPECTOR ONCE FORMS ARE IN PLACE, TO CHECK FORMS PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ALLOW A 48 HOUR WINDOW FOR INSPECTION.
3. CONTRACTOR SHALL MAINTAIN CONSTRUCTED 1.5% MAXIMUM SLOPE IN ANY DIRECTION AT ADA LANDINGS AND A MAXIMUM CONSTRUCTED SLOPE OF 7.5% FOR A MAXIMUM OF 15 FEET FOR ADA RAMPS.
4. CONSTRUCTED CURB GRADE AT ADA RAMP TO BE MINIMUM 1% AND MAXIMUM 1.5%.
5. CONSTRUCTED GUTTER SLOPE AT ADA RAMP TO BE 5% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM CONSTRUCTED CROSS SLOPE OF 1.5%.
7. IF CONSTRUCTION STAKES FOR ADA RAMPS OR SIDEWALK ARE REQUESTED AFTER CURB IS POURED, CONTRACTOR SHALL COORDINATE WITH PROJECT SURVEYOR AND PROJECT ENGINEER TO VERIFY ADJACENT CURB ELEVATIONS AND CONFIRM AS-BUILT CURB ELEVATIONS MATCH DESIGN ELEVATIONS. IF AS-BUILT CURB ELEVATIONS DO NOT MATCH DESIGN ELEVATIONS, ADJUSTMENTS TO ADA RAMP(S) OR SIDEWALK ELEVATIONS MAY BE REQUIRED. CONTRACTOR SHALL ALLOT ADEQUATE TIME FOR PROJECT ENGINEER AND PROJECT SURVEYOR TO ENSURE ALL CONSTRUCTED ADA REQUIREMENTS SHALL BE MET.

**ABBREVIATIONS:**

- TC = TOP OF CURB ELEVATION  
 BC = BOTTOM OF CURB ELEVATION  
 SW = SIDEWALK ELEVATION  
 DOWNWARD SLOPE  $\frac{X.X\%}{\text{arrow}}$



DESIGNED BY: APC  
 DRAWN BY: APC  
 MANAGED BY: TJ  
 CHECKED BY: BGC

DATE: 05/31/2022  
  
 REGISTERED PROFESSIONAL ENGINEER  
 G. CARLSSON  
 NO. 12345  
 EXPIRES 12/31/2025  
 PRELIMINARY FOR CONSTRUCTION

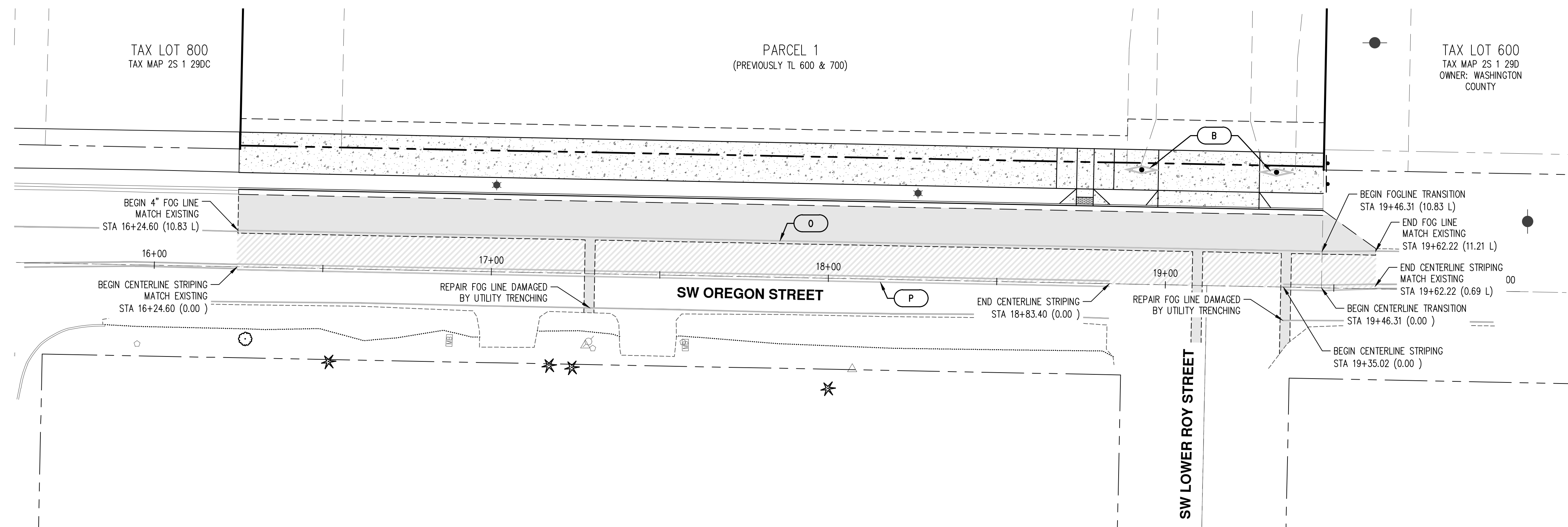
REVISIONS:


JOB NUMBER  
**8627-04**

SHEET  
**C102**



AKS DRAWING FILE: 8627-04\_STRIPING.DWG | LAYOUT: LAYOUT1

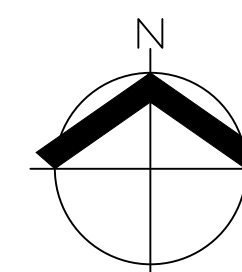


**STREET STRIPING GENERAL NOTES:**

1. STREET STRIPING PER CITY OF SHERWOOD STANDARDS.
2. STATIONING AND OFFSET FOR STRIPING IS ALONG CENTERLINE OF STRIPING DETAIL.
3. PROPOSED STRIPING LAYOUT SHALL BE INSPECTED BY CITY STAFF IN THE FIELD PRIOR TO FINAL STRIPING. THE CONTRACTOR IS REQUIRED TO ARRANGE FOR A LAYOUT INSPECTION PRIOR TO STRIPING.

**STRIPING LEGEND**

- (O) 4" WHITE FOG LINE. SEE CITY OF SHERWOOD STD DETAIL S-4.
- (P) DOUBLE YELLOW CENTERLINE. SEE CITY OF SHERWOOD STD DETAIL S-4.
- (B) YELLOW OBSTRUCTION MARKING. SEE DETAIL 2/SITE.



SCALE: 1" = 20 FEET

ORIGINAL PAGE SIZE: 22" x 34"

**SW OREGON STREET**  
**STRIPING PLAN**

DESIGNED BY: APC  
 DRAWN BY: APC  
 MANAGED BY: TJ  
 CHECKED BY: BGC

DATE: 05/31/2022



REVISIONS:


JOB NUMBER  
**8627-04**

SHEET  
**C103**

**PAVEMENT SECTION CHART  
 COMPONENT THICKNESS (INCHES)**

FUNCTIONAL CLASSIFICATION	SECOND LIFT HMAC THICKNESS	FIRST LIFT HMAC THICKNESS	LEVELING COURSE THICKNESS	BASE ROCK COURSE THICKNESS
LOCAL	2"	2"	2"	8"
NEIGHBORHOOD	2"	2"	2"	9"
COMMERCIAL	2"	3"	3"	9"
COLLECTOR	2"	3"	3"	9"
ARTERIAL	2"	3"	4"	10"

NOTES:  
 1. MATERIALS AND PLACEMENT OF THE HOT MIXED ASPHALT CONCRETE PAVEMENT (ACP) SHALL CONFORM TO THE REQUIREMENTS DELINEATED IN SECTION 00744 - ASPHALT CONCRETE PAVEMENT (ACP), OF THE ODOT/APWA, OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION), EXCEPT AS MODIFIED BY CITY AND NOTED IN THE CITY'S ENGINEERING DESIGN AND STANDARD DETAILS MANUAL (LATEST EDITION).  
 2. THE TOP LIFT OF HMAC SHALL BE PLACED PRIOR TO CITY FINAL ACCEPTANCE OF PUBLIC INFRASTRUCTURE IMPROVEMENTS.  
 3. CRUSHED AGGREGATE USED FOR BASE ROCK AND LEVELING COURSE SHALL CONFORM TO THE REQUIREMENTS DELINEATED IN SECTION 02630 - BASE AGGREGATE, OF THE ODOT/APWA, OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION).  
 \* FOR ARTERIAL CLASSIFICATION USE LEVEL 3.

STANDARD DRAWING TITLE	DRAWING NUMBER
PAVEMENT SECTION	RD-20
SCALE	DATE
N.T.S.	MAR '16

**MONOLITHIC CURB AND GUTTER**

NOTES:  
 1. MONOLITHIC CURB AND GUTTER SHALL BE USED ON ALL NEW ROADWAY SECTIONS, EXCEPT AT ROADWAY MEDIANS AND AT MOUNTABLE CURB SECTIONS (SEE STD DET RD-21 & RD-24 FOR THESE CONDITIONS).  
 2. CONCRETE SHALL BE COMMERCIAL MIX, WITH A 28-DAY COMPRESSIVE STRENGTH OF 3,300 PSI, WITH A 4" MAX SLUMP.  
 3. EXPANSION JOINTS TO BE PROVIDED AT EACH:  
 A. POINT OF TANGENCY.  
 B. COLD JOINT.  
 C. SIDE OF INLET STRUCTURES.  
 D. SIDE OF DRIVEWAYS.  
 4. EXPANSION JOINT MATERIAL SHALL BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2".  
 5. CONTRACTION JOINTS SHALL HAVE:  
 A. SPACING OF NOT MORE THAN 15 FEET.  
 B. DEPTH OF JOINT OF AT LEAST 1/2".  
 6. BASE ROCK SHALL BE 3/4"-0", COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180. BASE ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURES OR 6", WHICHEVER IS GREATER, AND SHALL EXTEND 12" BEHIND CURB.  
 7. FOR CURB AND GUTTER REQUIREMENTS ON SHED AND SUPERELEVATED ROAD SECTIONS, SEE STD DET RD-23  
 \* COMMERCIAL DRIVEWAY DROPS SHALL BE 8" THICK, RE-BAR REINFORCED, AND 4,000 PSI AT 28 DAYS.

STANDARD DRAWING TITLE	DRAWING NUMBER
MONOLITHIC CURB AND GUTTER	RD-22
SCALE	DATE
N.T.S.	MAR '16

**SIDEWALK DETAIL**

NOTES:  
 1. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3,300 PSI @ 28 DAYS, WITH A 4" MAX SLUMP.  
 2. SIDEWALK PANELS TO BE SQUARE (6' LONG x 6' WIDE TYP.).  
 3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, CURB RAMPS, AND/OR POINTS OF TANGENCY IN CURB AS SHOWN ON THE STANDARD DRAWINGS FOR SIDEWALK RAMPS, AND AT SPACING NOT TO EXCEED 45'.  
 4. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.  
 5. SIDEWALKS SHALL HAVE A MINIMUM THICKNESS OF 4". IF MOUNTABLE CURB IS USED, OR IF SIDEWALK IS INTENDED AS PORTION OF A RESIDENTIAL DRIVEWAY IT SHALL HAVE A 6" MINIMUM THICKNESS, COMMERCIAL 8".  
 6. CONCRETE SHALL HAVE A BROOM FINISH, ALL JOINTS SHALL BE EDGED WITH 3" SHINE.  
 7. WIDTH OF PLANTER STRIP AND SIDEWALK IS MEASURED FROM FACE OF CURB.  
 8. IF DRAIN BLOCKOUTS IN CURBS ARE APPROVED, THEY SHALL BE EXTENDED PERPENDICULAR TO CURB TO 1' PAST BACK OF SIDEWALK WITH A 3" DIAMETER ADS PIPE. CONTRACTION JOINT SHALL BE PLACE OVER PIPE.

STANDARD DRAWING TITLE	DRAWING NUMBER
SIDEWALK DETAIL	RD-26
SCALE	DATE
N.T.S.	MAR '16

**COMMERCIAL DRIVEWAY DETAIL**

NOTES:  
 1. CONCRETE SHALL HAVE 8" MINIMUM DEPTH AND A COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.  
 2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS ALONG BACK OF CURB.  
 3. EXPANSION JOINTS SHALL BE 1/2" PRE-MOLDED ASPHALT IMPREGNATED MATERIAL, CEDAR OR EQUIVALENT EXTENDING FROM TOP OF BASE TO FINISHED GRADE.  
 4. CONCRETE SHALL HAVE A BROOM FINISH AND EDGE ALL JOINTS.  
 5. WEEPHOLES ARE NOT TO BE PLACED IN WINGS.  
 6. IF CURBING IS BEING REMOVED TO INSTALL DRIVEWAY AND GUTTER SHOULD BECOME SEPARATED FROM THE DRIVING SURFACE IN EXCESS OF 1/6", THEN THE GUTTER SHALL ALSO BE REMOVED AND REPLACED.  
 7. WINGS OF THE COMMERCIAL DRIVEWAY WHICH ARE A PORTION OF THE SIDEWALK SHALL NOT EXCEED A SLOPE OF 8.33% (1:12).  
 8. ODOT STANDARD DRAWINGS FOR COMMERCIAL DRIVEWAYS MAY BE USED WHEN PRE-APPROVED BY CITY ENGINEER.  
 9. SLOPE OF THE DRIVEWAY MAY BE AWAY FROM THE CURB WHEN PRE-APPROVED BY THE CITY ENGINEER.

STANDARD DRAWING TITLE	DRAWING NUMBER
COMMERCIAL DRIVEWAY DETAIL	RD-42
SCALE	DATE
N.T.S.	MAR '16

**PIPE TRENCH RESTORATION**

NOTES:  
 1. T-CUT IS 12" MINIMUM FOR TRENCHES WIDER THAN 12".  
 2. IF NEW EDGE OF PAVEMENT IS LESS THAN 3' FROM ANOTHER PATCH, CURB, EDGE OF STREET OR LONGITUDINAL CRACK, REPLACE THE PAVEMENT IN BETWEEN.  
 3. IF MORE THAN ONE EXISTING PATCH EDGE IS WITHIN THE 3' ZONE, REMOVE PAVEMENT TO THE FAR EDGE OF THE PRE-EXISTING PATCH.  
 4. NEW EDGE OF PAVEMENT (EDGE LINE) SHALL NOT LIE IN A WHEEL PATH. WIDTH OF T-CUT SHALL BE WIDENED WHERE NECESSARY TO MOVE THE EDGE LINE OUT OF THE WHEEL PATH.  
 5. SEE STD DET RD-20 FOR TYPICAL STREET PAVEMENT SECTION.  
 6. SEE STD DET RD-47 FOR TYPICAL TRENCH BACKFILL REQUIREMENTS.

STANDARD DRAWING TITLE	DRAWING NUMBER
PIPE TRENCH RESTORATION	RD-45
SCALE	DATE
N.T.S.	MAR '16

**STRIPING DETAILS II**

NOTES:  
 1. LOCATE STOP BARS 10' BACK OF THE EXTENDED FOG LINE, EDGE OF PAVEMENT, OR CURB FACE. VERIFY SIGHT DISTANCE.  
 2. LOCATE CROSSWALKS AS PER WHEELCHAIR RAMP LOCATIONS OR 5' BACK OF EXTENDED FOG LINE, EDGE OF PAVEMENT OR CURB FACE.  
 3. REMOVAL OF EXISTING STRIPING IS TO BE DETERMINED IN THE FIELD AND IS CONSIDERED INCIDENTAL WORK. STRIPING SHALL BE GROUND OFF AS DIRECTED BY THE ENGINEER.  
 4. ALL THERMOPLASTIC PAVEMENT MARKING MATERIAL SHALL BE INSTALLED AS PER OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, (LATEST EDITION).  
 5. ALL PAINTED LINES SHALL CONFORM TO THE MOST CURRENT ODOT SPECIFICATIONS FOR BEAD BINDER PAINT AS LISTED IN ODOT'S QPL.

\* LANE MARKING DIMENSION LOCATION AT @ OF STRIPING UNLESS NOTED OTHERWISE.

STANDARD DRAWING TITLE	DRAWING NUMBER
STRIPING DETAILS II	S-4
SCALE	DATE
N.T.S.	MAR '16

**REMOVABLE BOLLARD**

NOTES:  
 1. BOLLARD SHALL BE POWDER COATED BLACK.  
 2. CONCRETE SHALL BE MIN. 3300 PSI @ 28 DAYS.  
 3. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE INSTALLING.

STANDARD DRAWING TITLE	DRAWING NUMBER
REMOVABLE BOLLARD	NTS
SCALE	DATE
1 SITE	

**OBSTRUCTION PAVEMENT MARKING**

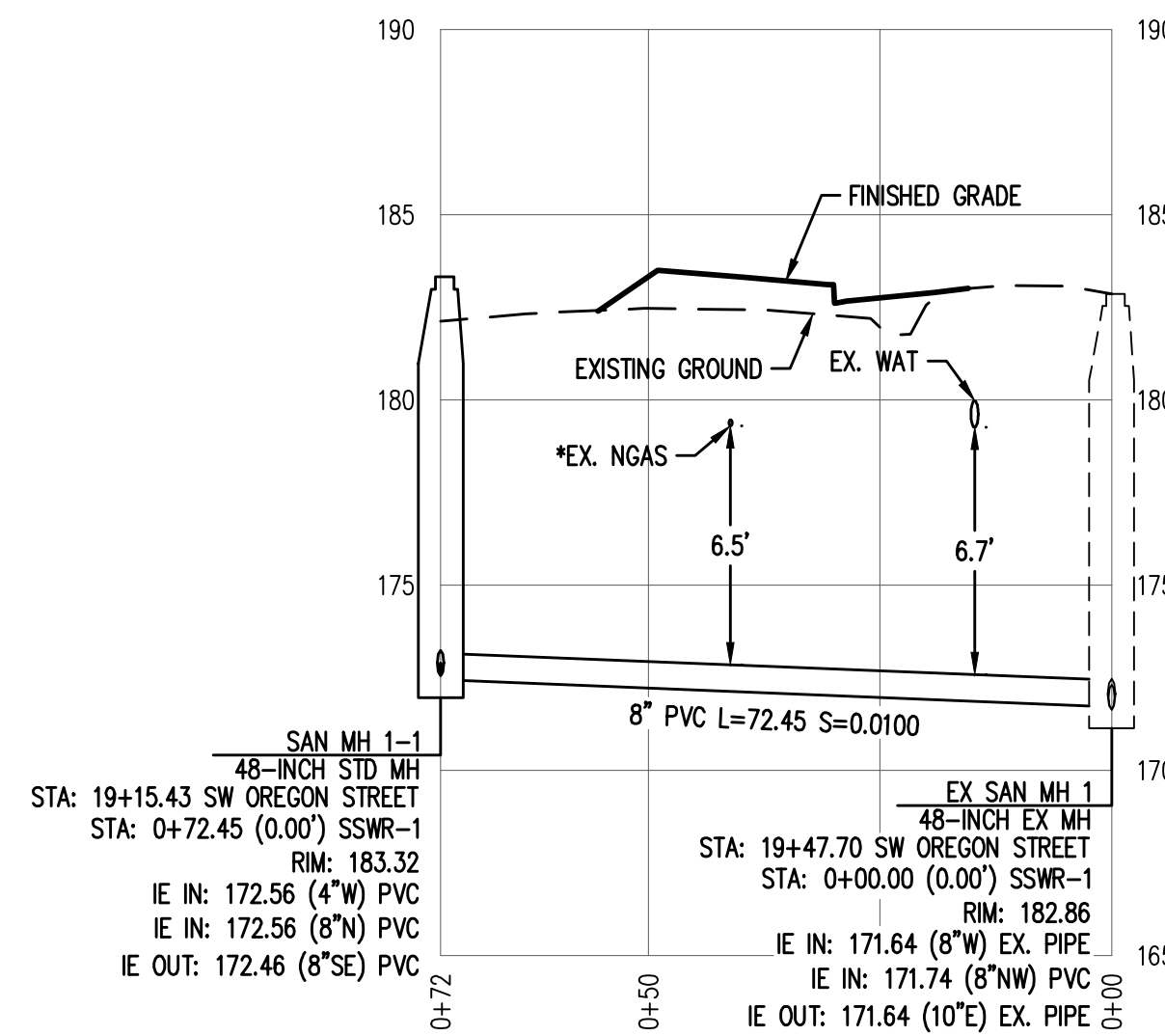
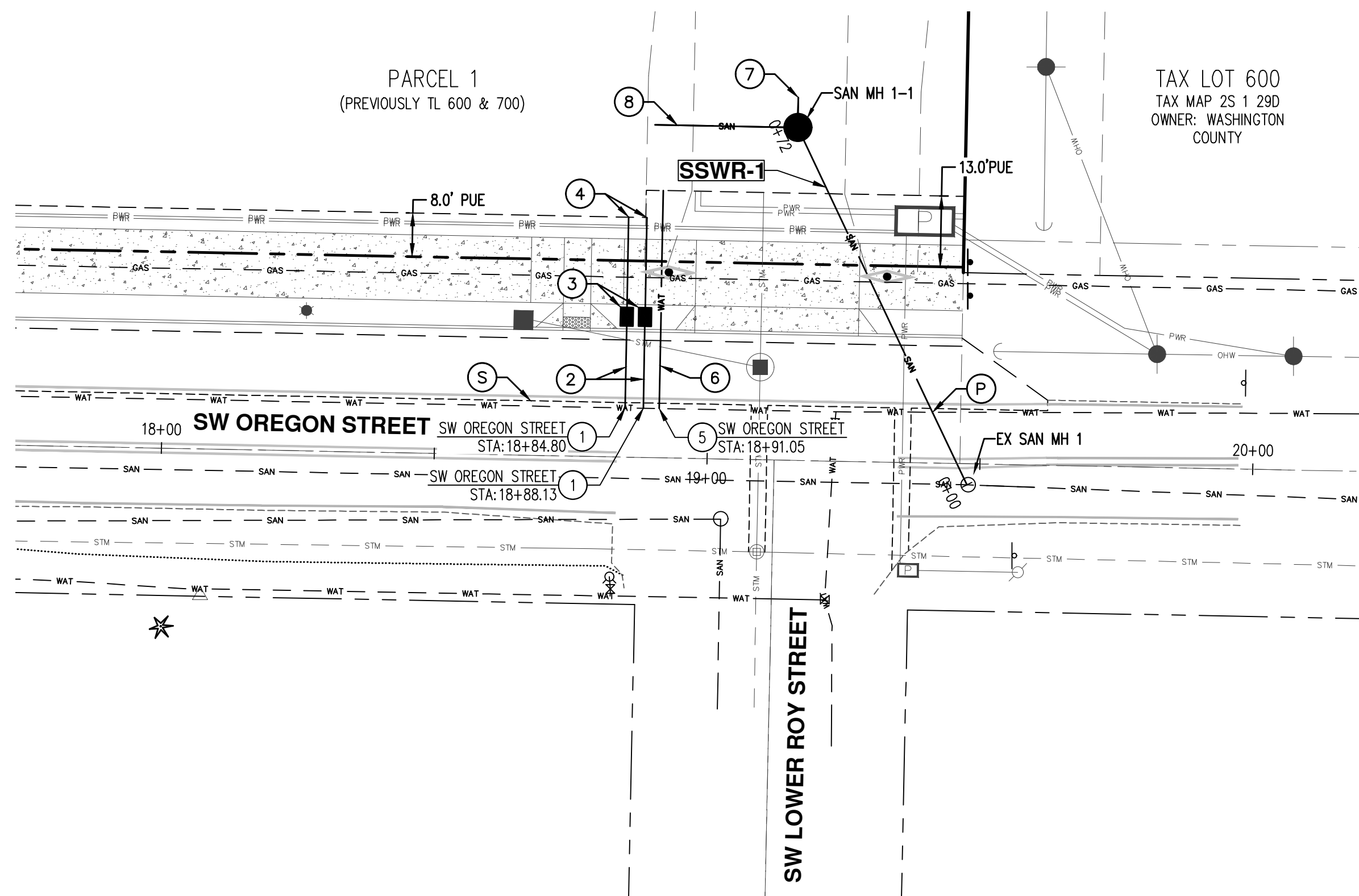
NOTES:  
 1. STRIPING TO MEET MUTCD FIGURE 9C-8 "OBSTRUCTION PAVEMENT MARKINGS"

STANDARD DRAWING TITLE	DRAWING NUMBER
OBSTRUCTION PAVEMENT MARKING	NTS
SCALE	DATE
2 SITE	





AKS DRAWING FILE: 8627-04-SSWR & WATER.DWG | LAYOUT: LAYOUT1



\*BASED ON ASSUMED 36" OF COVER

**SSWR-1**  
 HORZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 5'

**WATER AND SANITARY SEWER CONSTRUCTION GENERAL NOTES:**

- ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PER CITY OF SHERWOOD STANDARDS.
- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL RD47/ST400.
- STRUCTURE LOCATIONS ARE BASED ON CENTER OF STRUCTURE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL POTHOLE AND VERIFY EXISTING PIPE ELEVATIONS, SIZE, AND MATERIAL AT ALL PLANNED CROSSINGS AND POINTS OF CONNECTION PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.

**UTILITY KEYED NOTES:**

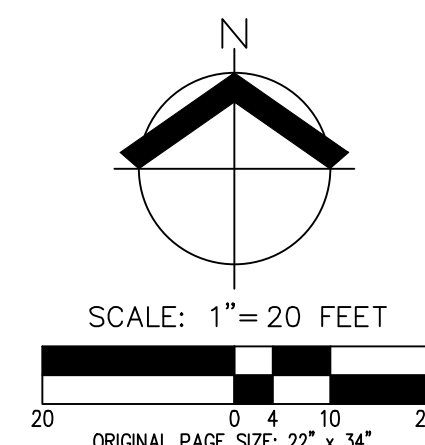
- POTHOLE AND VERIFY EXISTING PIPE ELEVATION, SIZE, AND MATERIAL PRIOR TO BEGINNING CONSTRUCTION. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.
- SAWCUT LINE (TYP). RESTORATION PER CITY OF SHERWOOD STD DETAIL RD-45.

**WATER:**

- INSTALL NEW 2" SERVICE TAP ON EXISTING WATER MAIN PER CITY OF SHERWOOD STD DETAIL W-60.
- INSTALL 2" TYPE "K" COPPER LINE.  
L = ±15.0 L.F.
- INSTALL NEW 2" WATER METER VAULT PER CITY OF SHERWOOD STD DETAIL W-60. (EMPTY VAULT. NO METER)
- STUB 2" TYPE "K" COPPER WATER SERVICE LINE TO BACK OF PUE FOR FUTURE CONNECTION. MARK WITH 8" PRESSURE TREATED 2"x4". TOP 12" TO BE PAINTED BLUE AND LABELED WAT.  
L = ±16.5 L.F.
- POTHOLE EXISTING WATER MAIN AND VERIFY ELEVATION PRIOR TO CONSTRUCTION. INSTALL 12"x6" TAPPING SADDLE, 6" GATE VALVE, AND THRUST BLOCK PER C.O.S STANDARDS.
- INSTALL 6" DIP WATER MAIN (FULLY RESTRAINED). STUB TO BACK OF PUE. MARK WITH 8" PRESSURE TREATED 2"x4". TOP 12" TO BE PAINTED BLUE AND LABELED WAT.  
L = ±40.0 L.F.

**SANITARY SEWER:**

- INSTALL 8" PVC SSWR STUB FOR FUTURE EXTENSION. MARK END WITH 8" PRESSURE TREATED 2"x4". TOP 12" TO BE PAINTED GREEN AND LABELED SS.  
L = ±5.0 L.F. S = 0.01 F1/FT  
IE @ END: ±172.62
- INSTALL 4" PVC SANITARY SEWER LATERAL FOR PARCEL 1. MARK END WITH 8" PRESSURE TREATED 2"x4". TOP 12" TO BE PAINTED GREEN AND LABELED SS.  
L = ±26.0 L.F. S = 0.02 F1/FT  
IE @ END: ±173.09



**AKS**  
 ENGINEERING & FORESTRY, LLC  
 12065 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

**JBMAC VENTURES**  
**FRONTAGE IMPROVEMENTS**  
**SHERWOOD OREGON**  
 TAX MAP 25 1 29DC

**PUBLIC WATER AND SANITARY SEWER PLAN - SW OREGON STREET**

DESIGNED BY: APC  
 DRAWN BY: APC  
 MANAGED BY: TJ

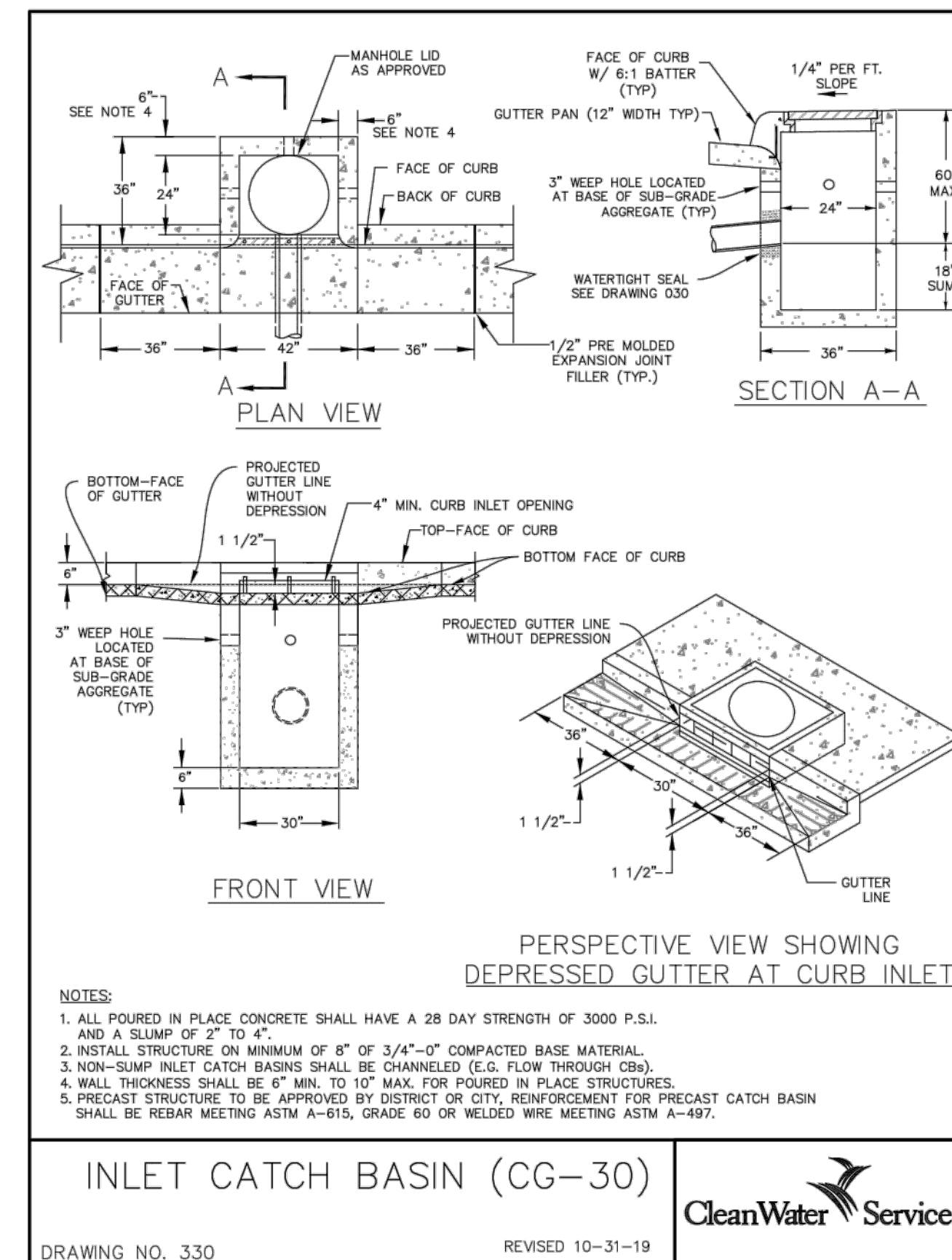
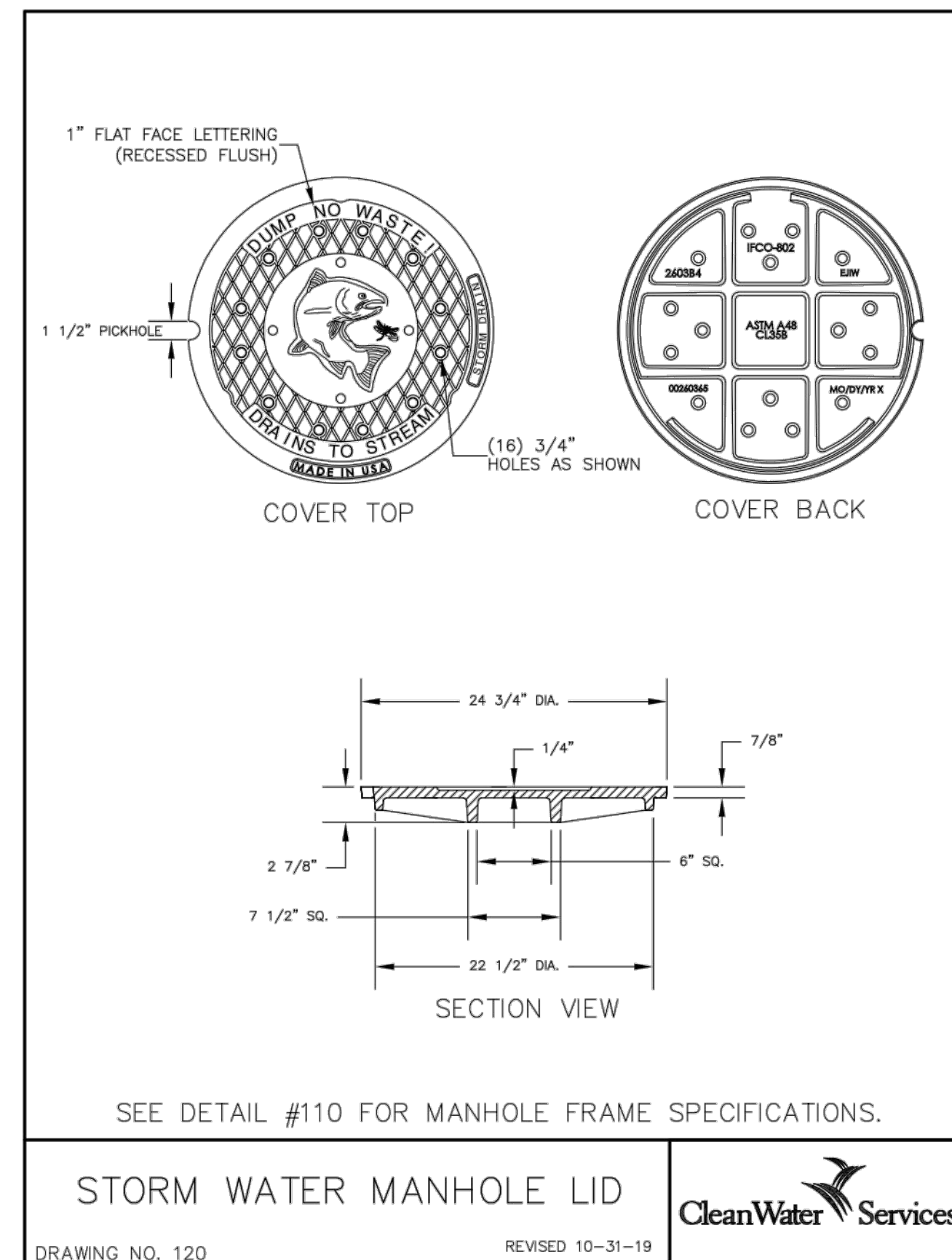
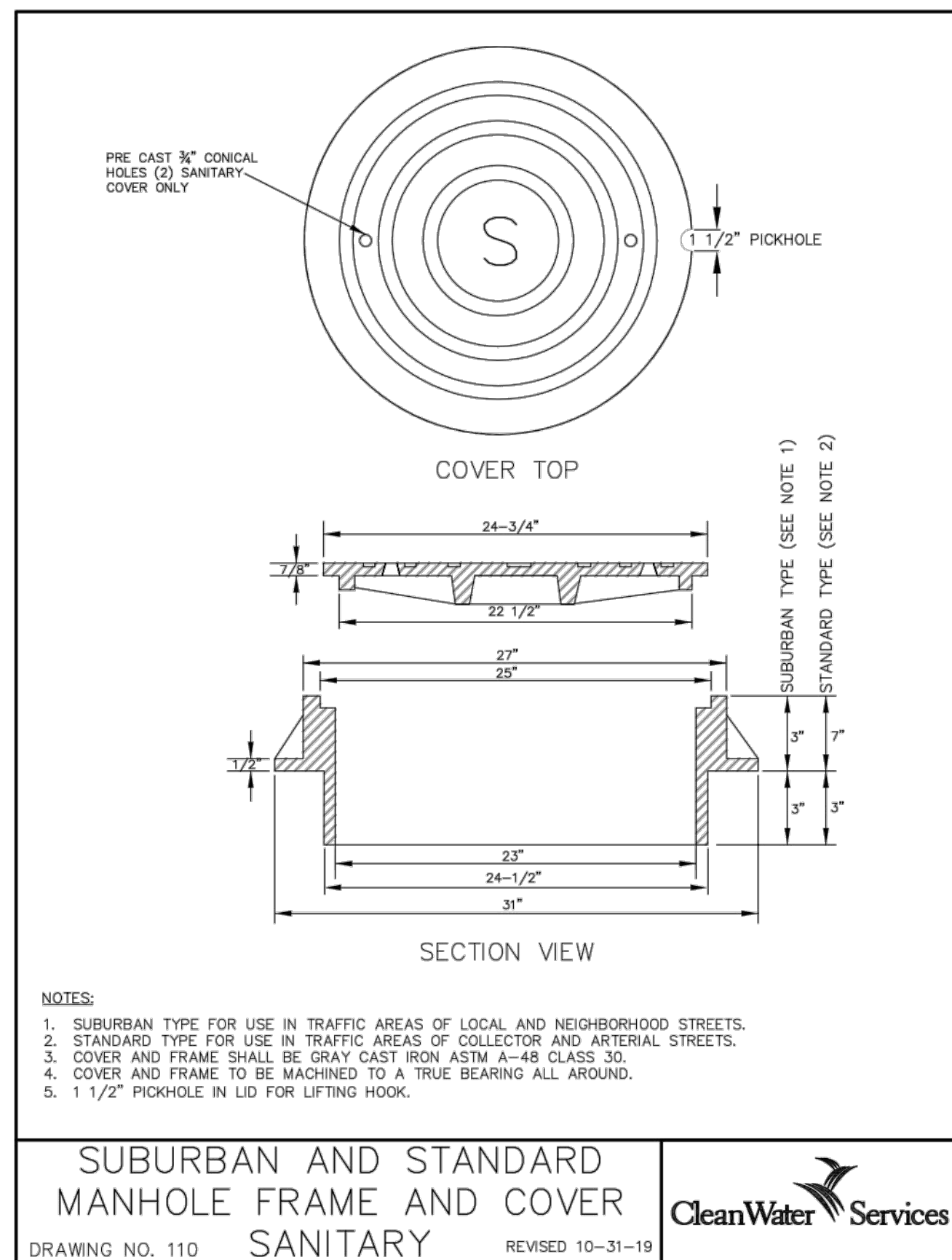
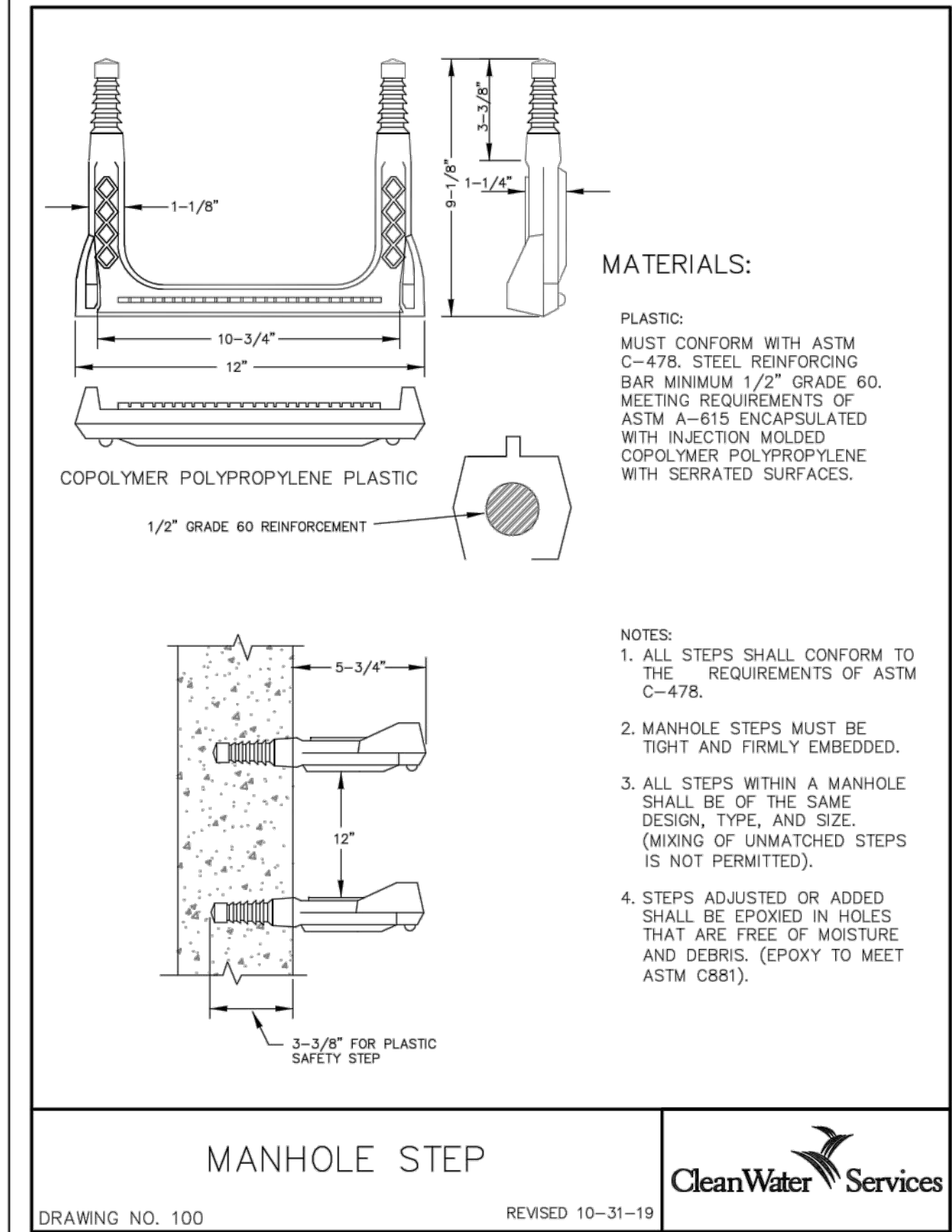
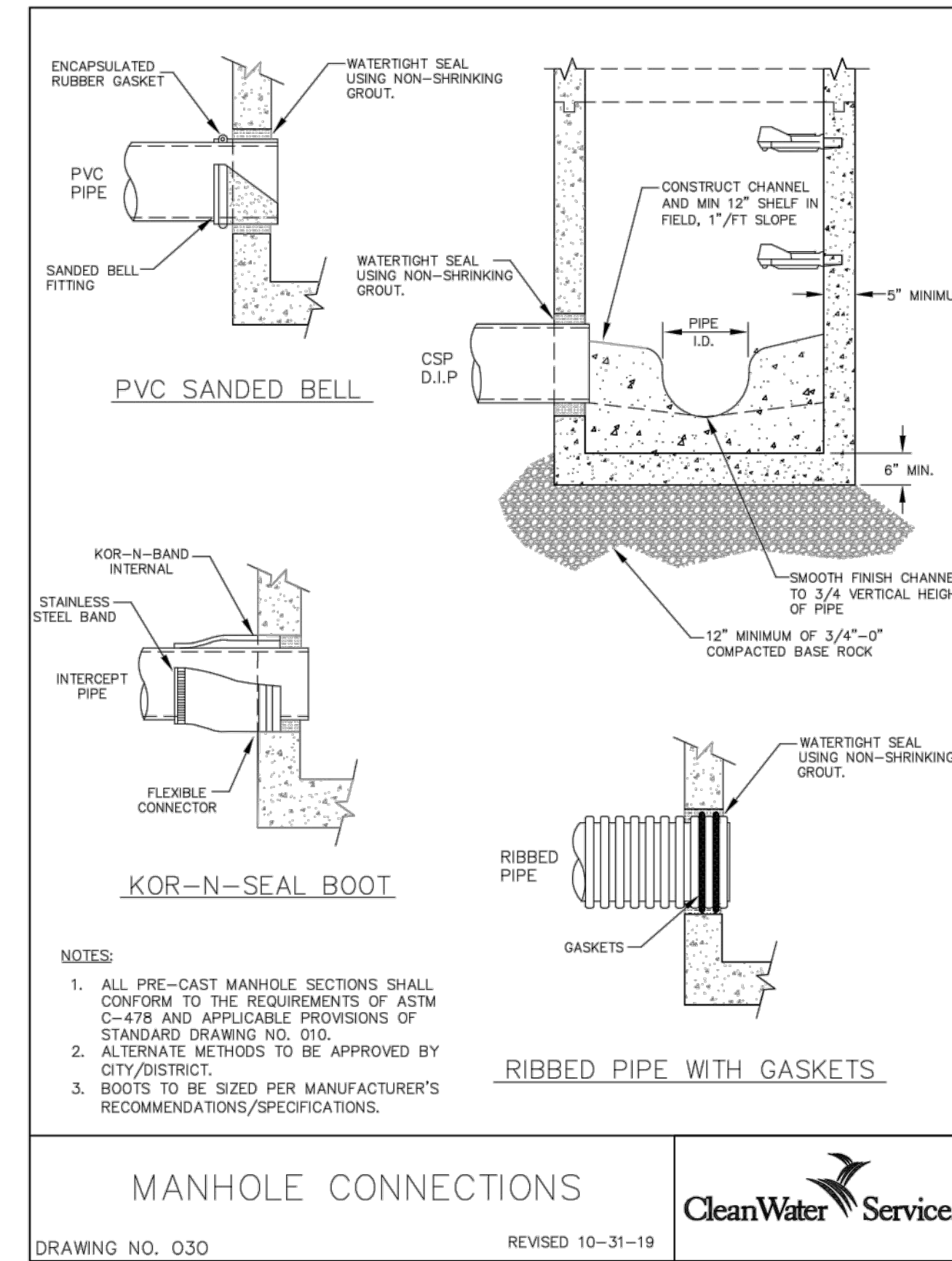
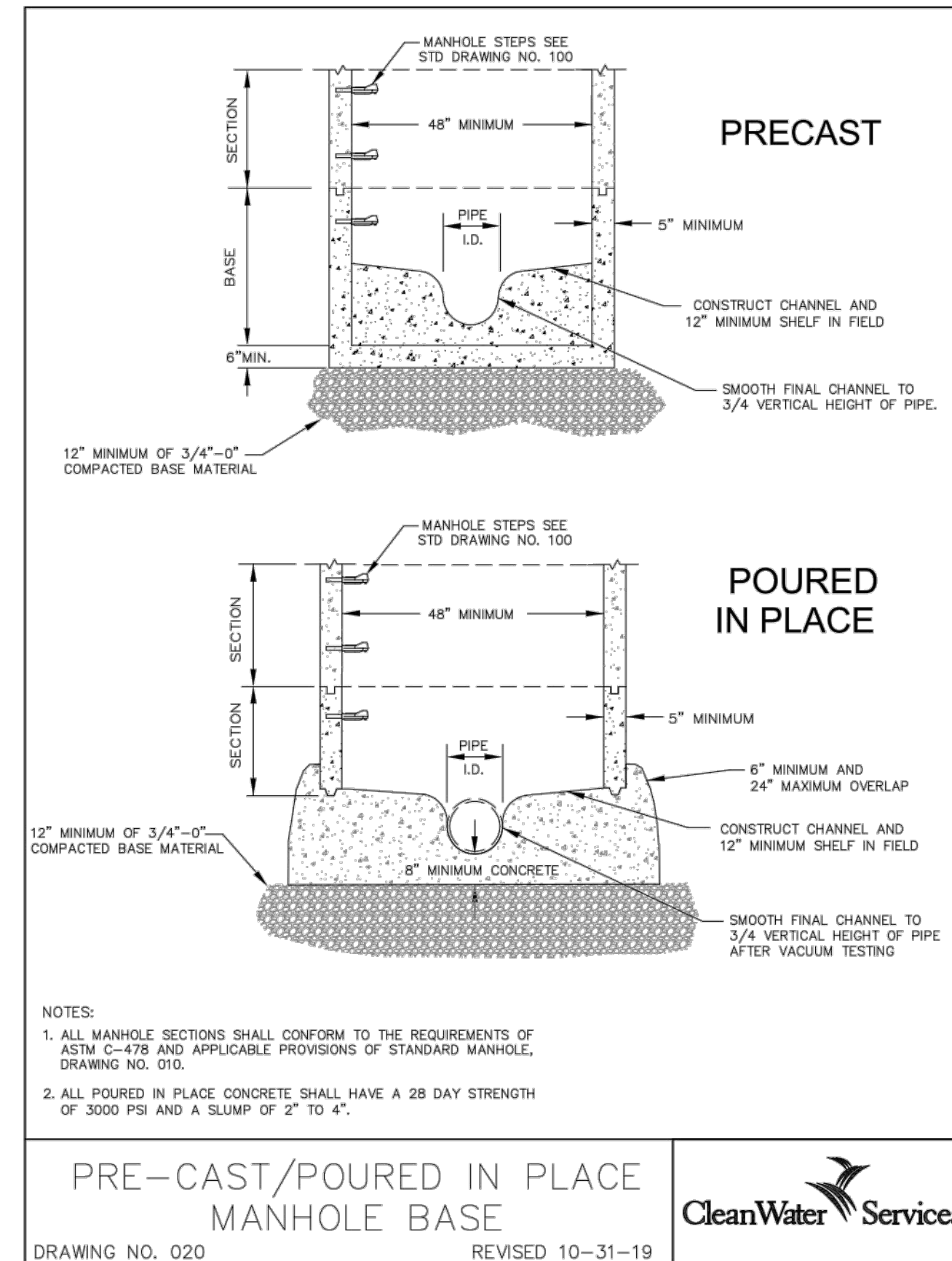
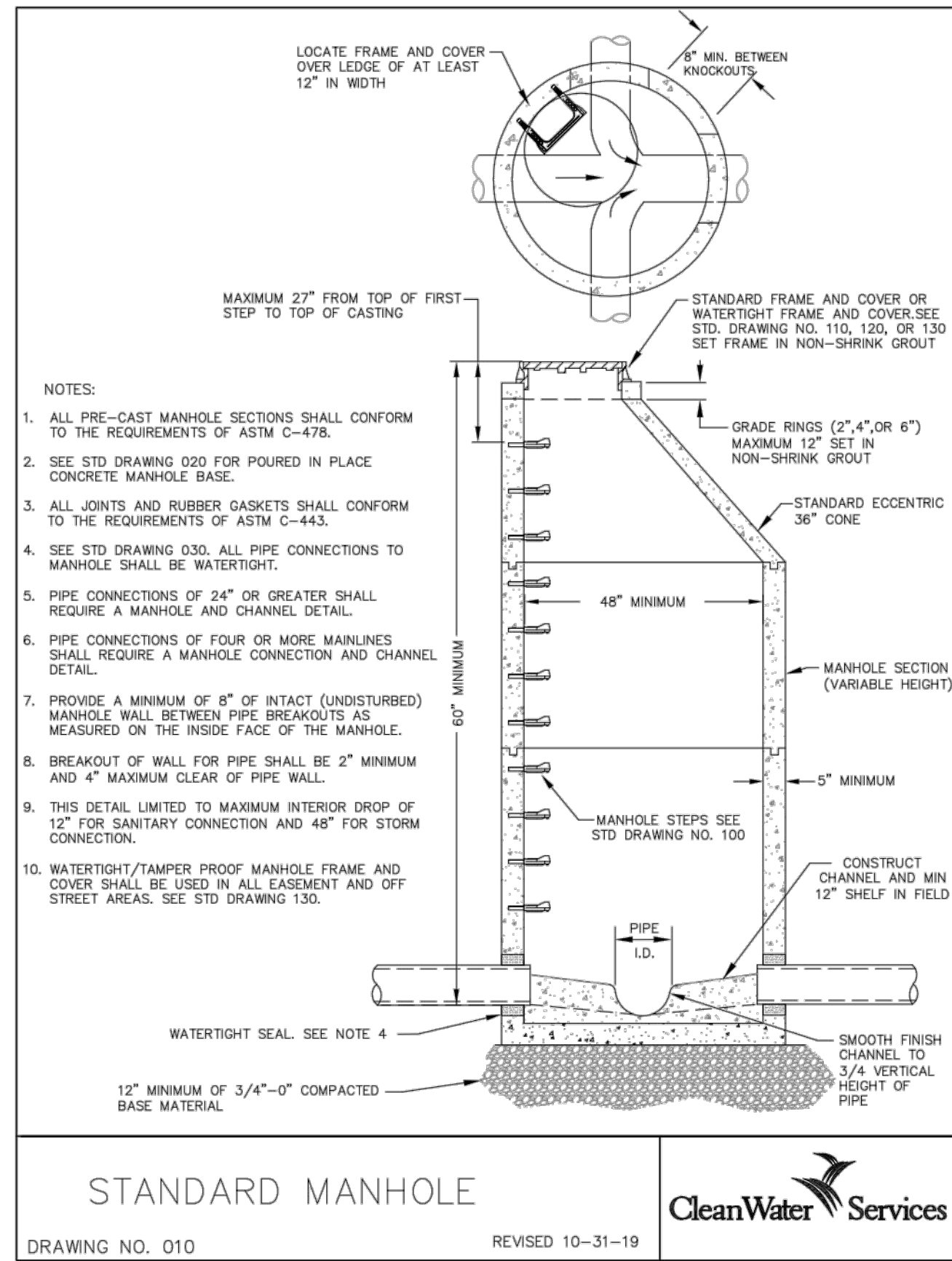
CHECKED BY: BGC  
 DATE: 05/31/2022

REVISIONS:

JOB NUMBER  
**8627-04**

SHEET  
**C210**





AKS DRAWING FILE: 8627-04-DETAILS.DWG | LAYOUT: UTIL\_1



AKS DRAWING FILE: 8627-04-DETAILS.DWG | LAYOUT: UTIL\_1 (2)

**NOTES:**

1. VALVE BOX NOT TO REST ON OPERATING ASSEMBLY
2. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS DEEPER THAN 3 FEET FROM FINISHED GRADE
3. CENTER VALVE BOX ON AXIS OF OPER NUT
4. PROVIDE 24" SQUARE BY 4" THICK CONCRETE PAD AROUND VALVE BOX OUTSIDE OF PAVED AREAS
5. VALVE BOX COVER SHALL BE A MINIMUM OF 2 1/2" IN LENGTH

STANDARD DRAWING TITLE		DRAWING NUMBER
TYPICAL GATE VALVE SETTING DETAIL		W-3
SCALE	DATE	
N.T.S.	JUL '09	

(HORIZONTAL)						VOLUME OF THRUST BLOCK IN CU YDS (VERTICAL)			
FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQ FT					FITTING SIZE	BEND ANGLE		
	TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND		45°	22.5°	11.25°
4	1.3	1.8	1.0	1.0	1.0	4	1.1	0.4	0.2
6	2.8	4.0	2.2	1.1	1.0	6	2.7	1.0	0.4
8	5.0	7.1	3.8	2.0	1.0	8	4.0	1.5	0.6
12	11.3	16.0	8.7	4.4	2.2	12	8.5	3.2	1.3
16	20.1	28.4	15.4	7.8	3.9	16	14.8	5.6	2.3
20	31.1	44.4	24.0	12.3	6.2				
24	45.2	64.0	34.6	17.7	8.9				

VALUES BASED ON 200 PSI WATER PRESSURE AND 2000 PSF SOIL BEARING CAPACITY

FITTING SIZE	ROD SIZE	EMBEDMENT
14"-16"	#8	36"

**NOTES:**

- 1) THRUST BLOCKING AT ALL TEES, BENDS AND ENDS OF PIPING
- 2) CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH
- 3) ALL CONCRETE TO BE CLASS 3000
- 4) INSTALL 12 MIL TOTAL THICKNESS POLYTHENE SHEET AROUND FITTING. SECURE SHEET ENDS TO PREVENT INFILTRATION OF DIRT BETWEEN SHEET AND PIPE FITTING PRIOR TO POURING THRUST BLOCKING
- 5) PROTECT MECHANICAL JOINT FOLLOWERS AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYTHENE SHEETING SEE NOTE 3

STANDARD DRAWING TITLE		DRAWING NUMBER
THRUST BLOCKING DETAILS		W-12
SCALE	DATE	
N.T.S.	JUL '09	

**NOTES:**

1. DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE INTERSECTION OF THE PROPERTY LINE AND THE PUBLIC UTILITY EASEMENT. DEVELOPER'S SURVEYOR SHALL ALSO MARK THE PROPERTY LINE AND LOT NUMBERS ON THE FACE OF CURB WITH WHITE PAINT.
2. IF PROPERTY CORNER MONUMENTS HAVE NOT BEEN SET AT THE TIME OF WATER SERVICE INSTALLATION, THE DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE PROPERTY CORNER LOCATION ON THE RIGHT-OF-WAY LINE.
3. ORS 92.044(7) PROHIBITS LOCATING ANY UTILITY INFRASTRUCTURE WITHIN 1 FOOT OF A SURVEY MONUMENT. DEVELOPER SHALL PAY FOR ANY RELOCATION OF SERVICES AND/OR METER BOXES FOUND TO FALL WITHIN 1 FOOT OF A SURVEY MONUMENT LOCATION.
4. METER SHALL NOT BE INSTALLED WITHIN HARDSCAPE AREAS.

STANDARD DRAWING TITLE		DRAWING NUMBER
1-1/2" & 2" METER INSTALLATION		W-60
SCALE	DATE	
N.T.S.	MAR '16	

**NOTES:**

1. THESE TRENCH BACKFILL REQUIREMENTS APPLY TO ALL PUBLIC UTILITY PIPES. FOR ADDITIONAL REQUIREMENTS, SEE CITY STANDARD DESIGN MANUAL SECTION 210.19.
2. SAWCUT EXISTING HMA PAVEMENT FULL DEPTH. SAWCUT EXISTING PCC PAVEMENT ACCORDING TO CITY STANDARD DETAILS.
3. 12" FOR TRENCHES WIDER THAN 12". 6" FOR TRENCHES LESS THAN 12".
4. MATCH EXISTING PAVEMENT MATERIAL(S). THICKNESS SHALL BE AS FOLLOWS:
  - 4.1. FOR EXISTING HMA: RESURFACE TO A MINIMUM OF 3" OF LEVEL 2, 1/2" DENSE HMA OR EXISTING AC THICKNESS PLUS 2", WHICHEVER IS GREATER, BUT DO NOT EXCEED 6". COMPACT AC IN 2" MAX LIFTS TO 92% OF MAXIMUM DENSITY (RICE).
  - 4.2. FOR EXISTING PCC: EXISTING PAVEMENT THICKNESS PLUS 2", BUT NOT LESS THAN 8". ON ARTERIAL AND COLLECTOR STREETS, CONCRETE PATCHING MATERIAL SHALL BE HIGH EARLY STRENGTH CLASS 5000 PSI PCC APPROVED BY CITY ENGINEER.
5. ALL CUT EDGES OF AC SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUIVALENT.

STANDARD DRAWING TITLE		DRAWING NUMBER
PIPE TRENCH BACKFILL		RD-47
SCALE	DATE	
N.T.S.	MAR '16	

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12065 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

**JBMAC VENTURES**  
**FRONTAGE IMPROVEMENTS**  
**SHERWOOD OREGON**  
 TAX MAP 25 1 29DC

**UTILITY CONSTRUCTION**  
**DETAILS**

DESIGNED BY: APC  
 DRAWN BY: APC  
 MANAGED BY: TJ  
 CHECKED BY: BGC  
 DATE: 05/31/2022

REGISTERED PROFESSIONAL ENGINEER  
 PREPARED FOR  
 JBMAC VENTURES  
 CO. 2008  
 C. CARLSON

REVISIONS:

JOB NUMBER  
**8627-04**  
 SHEET  
**C251**



**GENERAL NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH P.G.E. OPTION "B" SPECIFICATIONS.
- ALL ELECTRICAL EQUIPMENT SHALL CONFORM TO THE CURRENT STANDARDS OF THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND THE UNDERWRITERS LABORATORIES, INC. (U.L.). IN ADDITION TO THE REQUIREMENTS OF THE PLANS, STANDARD SPECIFICATIONS, AND THE SPECIAL PROVISIONS, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) THE NATIONAL ELECTRICAL SAFETY CODE, STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND ANY LOCAL ORDINANCES WHICH MAY APPLY.
- NO UTILITY INFRASTRUCTURE IS TO BE LOCATED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON THE SUBDIVISION PLAT PER ORS 92.044 (7)

**STREET LIGHTING NOTES:**

- PROPOSED LUMINAIRES SHALL BE 133W GRAY LEOTEK COBRAHEAD:  
 133W LED  
 LEOTEK GREEN COBRA F-SERIES.  
 #GC1-80F-MV-NW-3-GY-530
- PROPOSED 35' MOUNTING HEIGHT POLES (ANCHOR BASE) SHALL BE SMOOTH FINISH 35' ALUMINUM WITH 8' DAVIT (UG):  
 VALMONT 3500-86108D4  
 HAPCO 41-339PGE  
 P&K POLES RTABH40AAD1832D

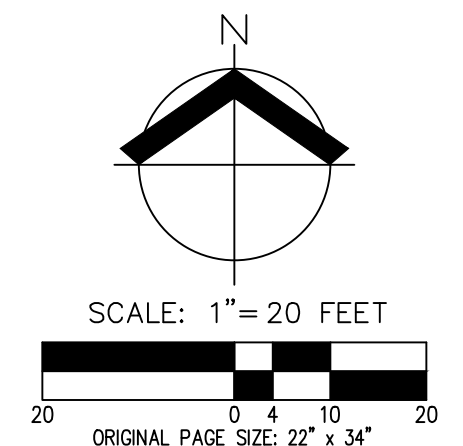
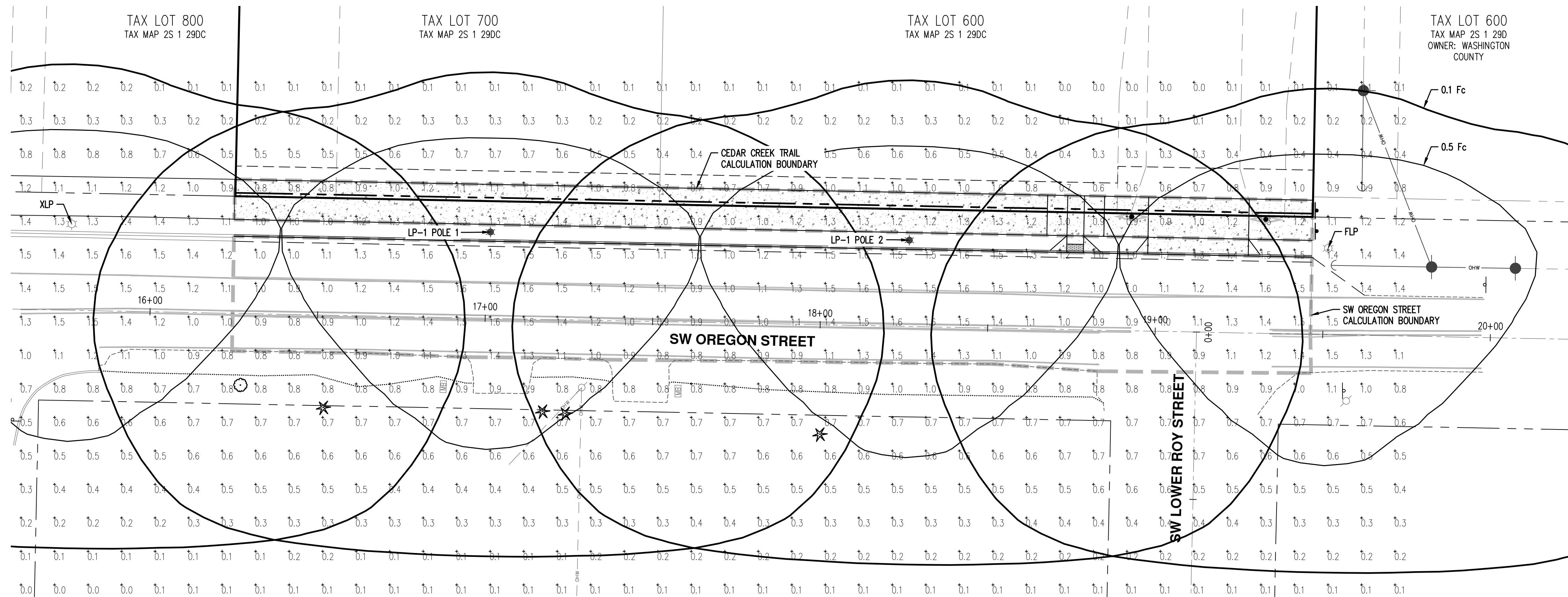
LUMINAIRE AND LIGHT POLE SCHEDULE										
SYMBOL	QUANTITY	LABEL	STYLE	LUMINAIRE				LIGHT POLE		
				TYPE	MODEL	INITIAL DELIVERED LUMENS	WATTS	LLF	DISTRIBUTION	POLE STYLE
☆	1	XLP	EXISTING	LED	EXISTING GREEN COBRA LED.	14,200	133W	1.0	TYPE III	35' M.H., 8' MAST ARM
★	2	LP-1	PROPOSED	LED	LEOTEK GREEN COBRA LED	14,200	133W	1.0	TYPE III	35' M.H., 8' MAST ARM
☆	1	FLP	FUTURE	LED	LEOTEK GREEN COBRA LED	14,200	133W	1.0	TYPE III	35' M.H., 8' MAST ARM

LIGHT POLE LOCATION TABLE			
POLE	STATION & OFFSET	ALIGNMENT	TYPE
POLE 1	17+01.11 (25.75'L)	SW OREGON STREET	LP-1
POLE 2	18+26.11 (25.75'L)	SW OREGON STREET	LP-1

ROADWAY LIGHT LEVEL SUMMARY									
ROADWAY	CLASSIFICATION	PEDESTRIAN CONFLICT	MATERIAL	LIGHT LEVEL		UNIFORMITY	MAX	MIN	MAX / MIN
				TARGET	≥ 0.9 Fc AVE				
SW OREGON STREET	COLLECTOR	MEDIUM	ASPHALT	ACHIEVED	1.21 Fc	1.5:1	1.6	0.8	2:1

NOTE:  
 TARGET = CODE REQUIRED PER CITY OF SHERWOOD ROADWAY STANDARDS  
 ACHIEVED = DESIGN VALUE

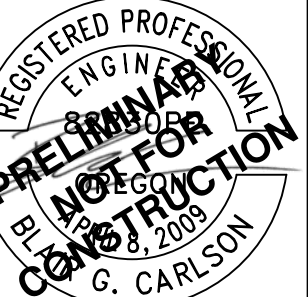
PEDESTRIAN LIGHT LEVEL SUMMARY						
ROADWAY	MATERIAL	LIGHT LEVEL	UNIFORMITY	MAX	MIN	MAX / MIN



AKS DRAWING FILE: 8627-04 PHOTOMETRICS.DWG | LAYOUT: LAYOUT1

DESIGNED BY: APC  
 DRAWN BY: APC  
 MANAGED BY: TJ  
 CHECKED BY: BGC

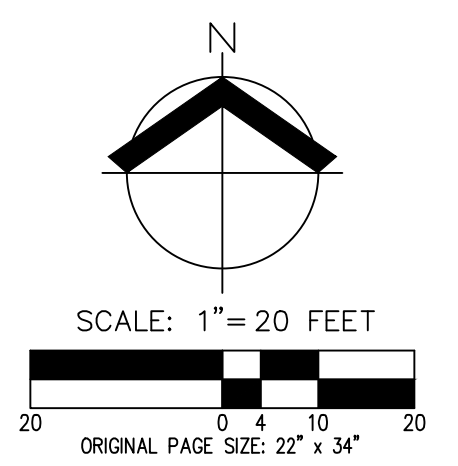
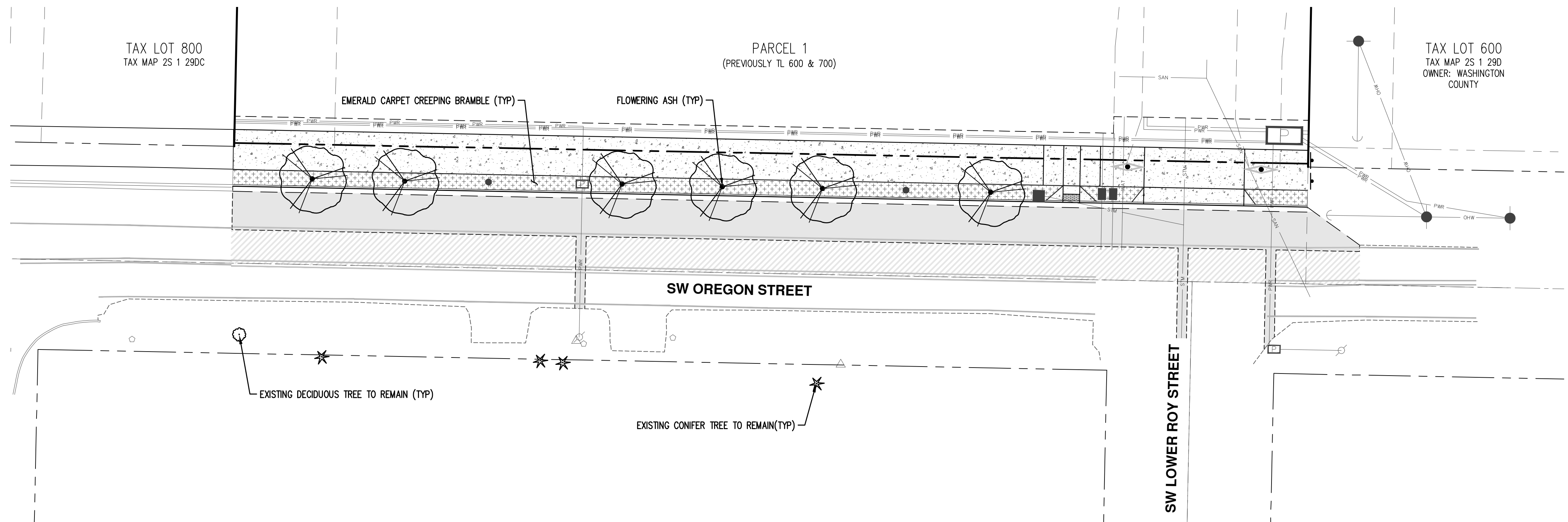
DATE: 05/31/2022



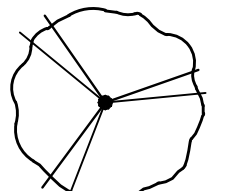
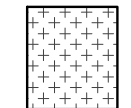
REVISIONS:

JOB NUMBER  
**8627-04**

SHEET  
**C300**

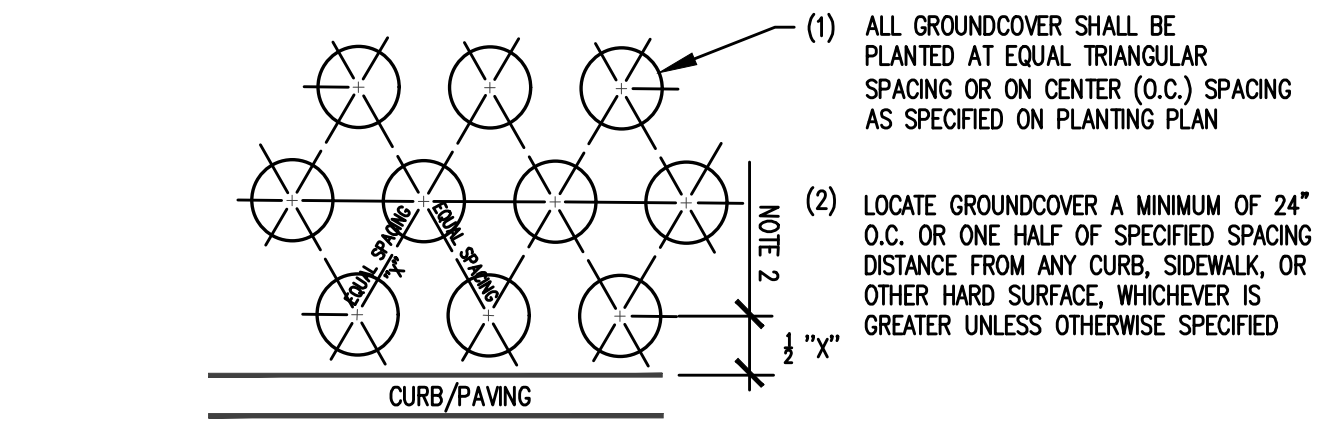
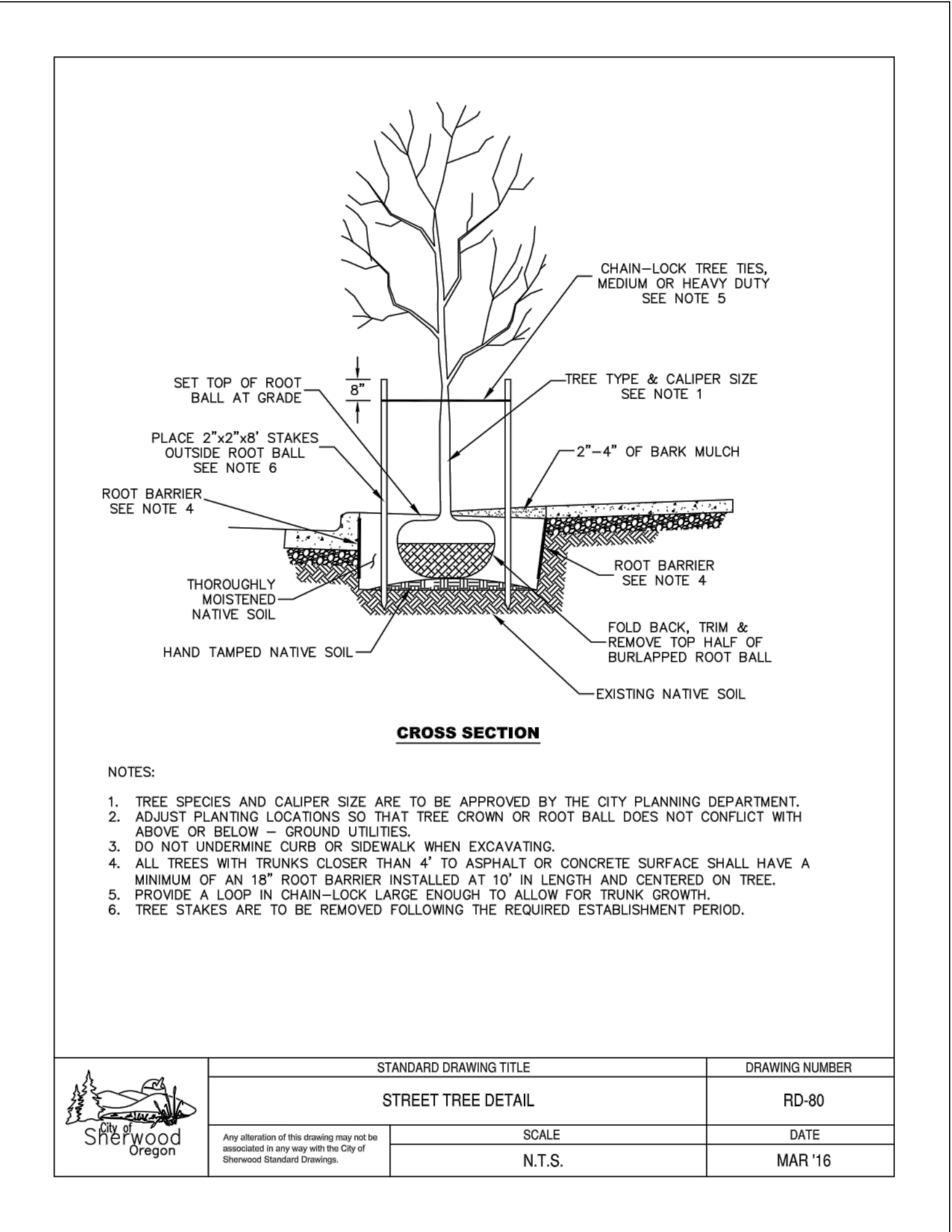


**PLANT SCHEDULE**

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	6	FRAXINUS ORNUS	FLOWERING ASH	2.5" CAL. B&B	AS SHOWN
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	146	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING BRAMBLE	1 GAL CONT.	36" o.c.

**GENERAL LANDSCAPE NOTES**

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- PLANTING PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY. PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, AND OTHER PLAN CHANGES MAY BE SUBSTITUTED OR REVISED PRIOR TO FINAL SUBMITTAL DUE TO SITE CONDITIONS AND PLANT AVAILABILITY WHERE ALLOWED BY SHERWOOD DESIGN STANDARDS.
- ALL TREES SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD DESIGN STANDARDS AND MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2) FOR GRADE NO. 1 OR BETTER. PLANT IN ACCORDANCE WITH "BEST-PRACTICE" INDUSTRY STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- CONTRACTOR SHALL INSTALL ROOT BARRIER ADJACENT TO HARD SURFACE FOR TREES WITHIN 4' OF PAVING. ROOT BARRIER SHALL BE A MINIMUM OF 18" DEEP X 10' LONG AND CENTERED ON THE TREE TRUNK ADJACENT TO PAVING.
- DOUBLE STAKE ALL TREES. REFER TO CITY OF SHERWOOD STANDARD STREET TREE PLANTING DETAIL ON THIS SHEET.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 3' O.C. FROM BACK OF PAVING. CONTRACTOR SHALL FIELD ADJUST IF NECESSARY TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, ETC. STREET TREES SHALL BE PLANTED AT A MINIMUM SPACING OF 25' FROM STREET LIGHTS.
- SOIL PREPARATION: ALL TREE, SHRUB, AND GROUND COVER AREAS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL, PLUS AN ADDITIONAL 24" OF NON-COMPACTED SUBSOIL AVAILABLE. EXISTING NATIVE SOIL OR STOCKPILED TOPSOIL STRIPPING MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, WEED SEEDS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE OF EXISTING LANDSCAPE AREAS TO REMAIN AND AS SHOWN ON GRADING PLANS. TOPSOIL SHALL BE PLACED AND WORKED IN FRIABLE (WORKABLE) CONDITION. BACKFILL ALL PLANTING HOLES WITH 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
- MULCH: APPLY 3" DEEP MEDIUM GRIND OR SHREDDED DARK HEMLOCK OR FIR MULCH AROUND ALL PLANTINGS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
- IRRIGATION: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A PERMANENT, UNDERGROUND 'DESIGN-BUILD' IRRIGATION SYSTEM TO WATER ALL NEW PLANTING BED AREAS. COORDINATE POINT-OF-CONNECTION (POC), CITY APPROVED DOUBLE-CHECK VALVE ASSEMBLY, AND SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, ROADWAYS, ETC.).



AKS DRAWING FILE: 8627-04 LANDSCAPE.DWG | LAYOUT: L100

**AKS**  
AKS ENGINEERING & FORESTRY, LLC  
12065 SW HERMAN RD., STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**JBMAC VENTURES**  
**FRONTAGE IMPROVEMENTS**  
**SHERWOOD OREGON**  
TAX LOT 600 & 700

**SW OREGON STREET**  
**LANDSCAPE PLAN**

DESIGNED BY: TEB  
DRAWN BY: TEB  
MANAGED BY: TJ  
CHECKED BY: BGC  
DATE: 5/18/2022

REVISIONS

JOB NUMBER  
**8627-04**  
SHEET  
**L100**