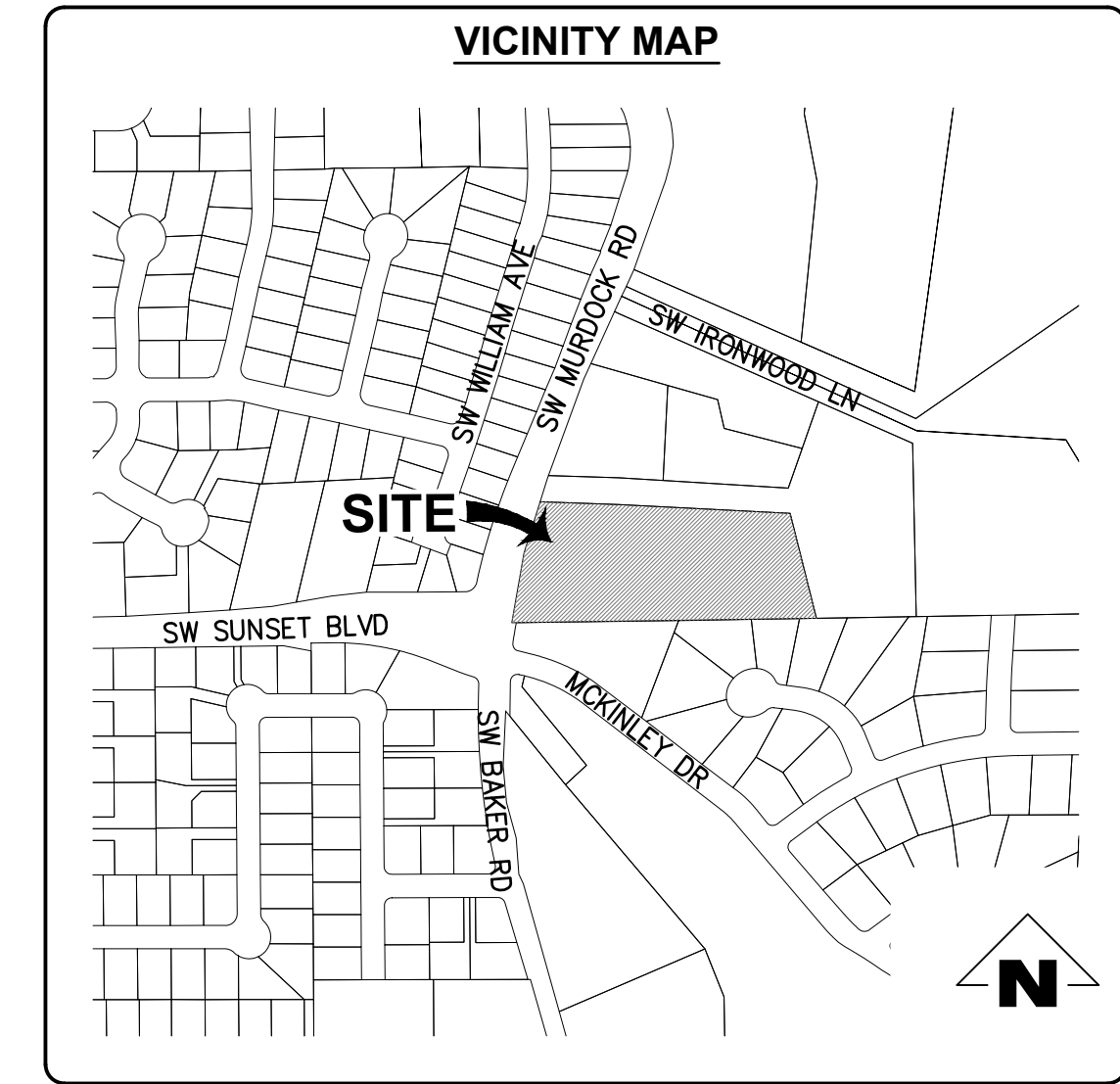
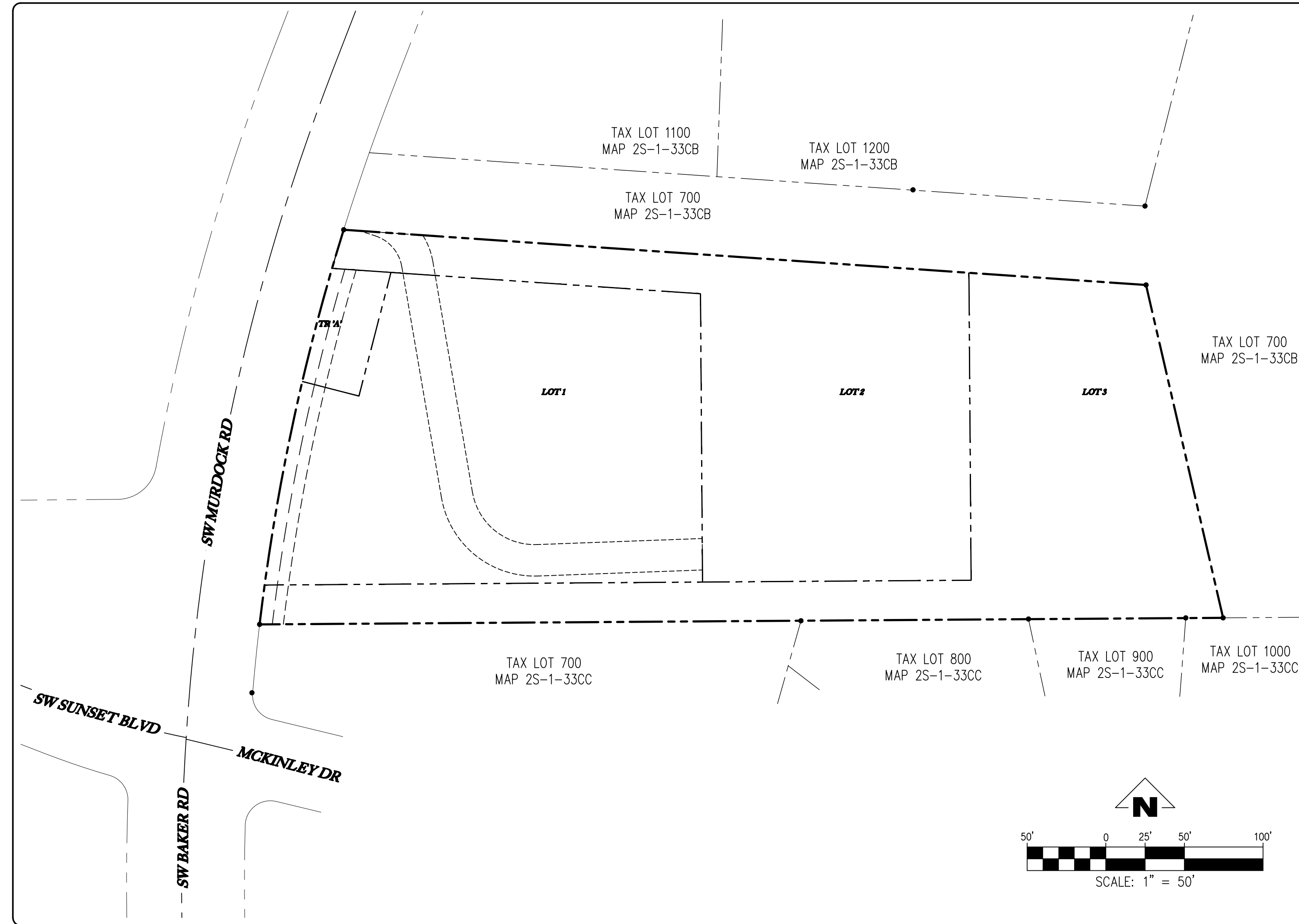


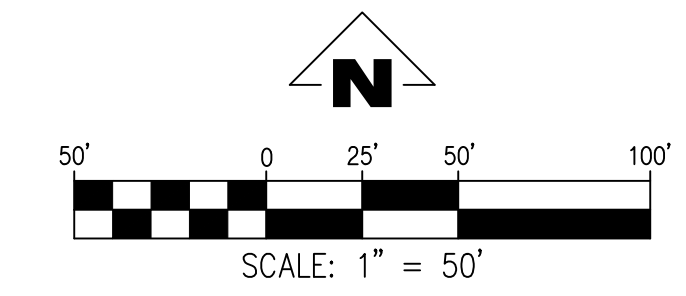
# SW MURDOCK RD (LOT 600)

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF  
SECTION 33, T.2S., R.1E., W.M.  
SHERWOOD, OREGON

SH	DRAWING INDEX	TITLE
1	COVER SHEET	
2	EXISTING CONDITIONS PLAN	
3	PRELIMINARY PLAT & SITE PLAN	
4	PRELIMINARY GRADING & EROSION CONTROL PLAN	
5	PRELIMINARY UTILITY PLAN	
6	TREE REMOVAL & PRESERVATION PLAN	
7	ACCESS DRIVEWAY PLAN & PROFILE	
8	AERIAL & NEIGHBORHOOD CIRCULATION MAP	



EXISTING	DESCRIPTION	PROPOSED
□	MAILBOX	N/A
○	CLEANOUT	○
⊙	SEWER MANHOLE	⊙
⊕	STORM MANHOLE	⊕
⊞	STORM CATCH BASIN	⊞
⊟	SIGN	N/A
⊠	GUY ANCHOR	N/A
⊡	UTILITY POWER POLE	N/A
⊢	ELECTRICAL VAULT	N/A
⊣	STREET LIGHT	⊣
⊤	FIRE HYDRANT	⊤
⊥	WATER VALVE	⊥
N/A	WATER BEND	⊥
N/A	WATER TEE	⊥
⊦	WATER METER	⊦
—XG—	OVERHEAD POWER	N/A
—X—	CHAIN LINK FENCE	N/A
N/A	TREE PROTECTION FENCE	—□—
—XSS—	SANITARY SEWER	—SS—
—XSD—	STORM DRAINAGE	—SD—
—XG—	GAS	N/A
—XW—	UNDERGROUND WATER	—W—
▨	GRAVEL	N/A
▩	CONCRETE	▩
▪	ASPHALT	▪
N/A	LIDA PLANTER	▨
N/A	ACCESS EASEMENT	▨



ISSUANCE OF GRADING PERMIT DOES NOT CONVEY ACCEPTANCE OF PUBLIC IMPROVEMENTS—GRADING MAY CHANGE BASED UPON FINAL CITY APPROVED PUBLIC IMPROVEMENT PLANS

**NOTICE TO EXCAVATORS:**  
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).

POTENTIAL UNDERGROUND FACILITY OWNERS  
**Dig Safely.**  
Call the Oregon One-Call Center  
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS	
NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
QWEST	1-800-573-1311
VERIZON	1-800-483-1000
COMCAST	1-888-824-8264
CLEANWATER SERVICES	503-681-3600
CITY OF SHERWOOD	503-925-2309
CITY OF SHERWOOD	
WATER DEPARTMENT	503-925-2319

OWNER:	CIVIL ENGINEER:	APPLICANT:
JT ROTH CONSTRUCTION, INC 12600 SW 72ND, #200 PORTLAND, OREGON 97223 CONTACT: TIM ROTH (503) 639-2639	EMERIO DESIGN, LLC 6445 SW FALLBROOK PLACE, SUITE 100 BEAVERTON, OREGON 97008 ENGINEERING CONTACT: PAT TORTORA 503-505-0117	EMERIO DESIGN, LLC 6445 SW FALLBROOK PLACE, SUITE 100 BEAVERTON, OREGON 97008 ENGINEERING CONTACT: STEVE MILLER (541) 318-7487

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

SITE INFORMATION	
SITE AREA:	130,938 SF (3.01 AC)
ZONING:	VLDR
TAX MAP:	2S133CB
TAX LOT:	600
ADDRESS OF LOTS:	N/A SW MURDOCK RD

**ENGINEER'S NOTE TO CONTRACTOR:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.  
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.  
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

IMPERVIOUS AREA SUMMARY	
EXISTING PRIVATE PROPERTY	0 SF
EXISTING PUBLIC ROW	0 SF
TOTAL EXISTING	0 SF
PROPOSED PRIVATE PROPERTY	13,705 SF
PROPOSED PRIVATE ROW	0 SF
PROPOSED PUBLIC ROW	7,185 SF
TOTAL PROPOSED	20,890 SF

**BENCHMARK INFORMATION**  
ELEVATIONS AND CONTOURS ARE BASED ON WASHINGTON COUNTY BENCHMARK NUMBER 111. THE BENCHMARK IS A BRASS DISK LOCATED IN THE CURB NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF SUNSET COURT AND SHERWOOD BOULEVARD. IT HAS AN ELEVATION OF 213.55 FEET ON THE NGVD 1929 DATUM.

**UTILITY INFORMATION**  
POTHOLE AND VERIFY LOCATION, SIZE AND VERTICAL CLEARANCE OF EXISTING UTILITIES, REPORT DISCREPANCIES OR CONFLICTS TO ENGINEER IMMEDIATELY.

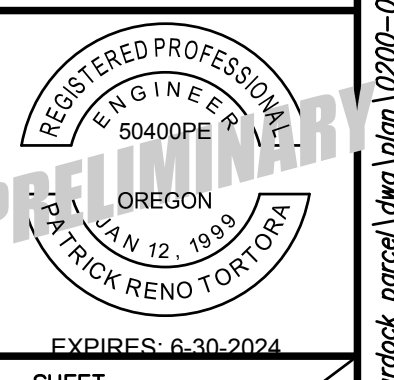
THESE PLANS ARE FULL SIZE ON 34x22 (ANSI-D) PAPER, IF PLOTTED ON 11x17 (ANSI-B) SCALE ACCORDINGLY.

SW MURDOCK ROAD (LOT 600)  
TAX MAP 2S1W 33CB  
TAX LOT 00600  
SHERWOOD, OREGON

COVER SHEET

REVISIONS	
NO.	DATE

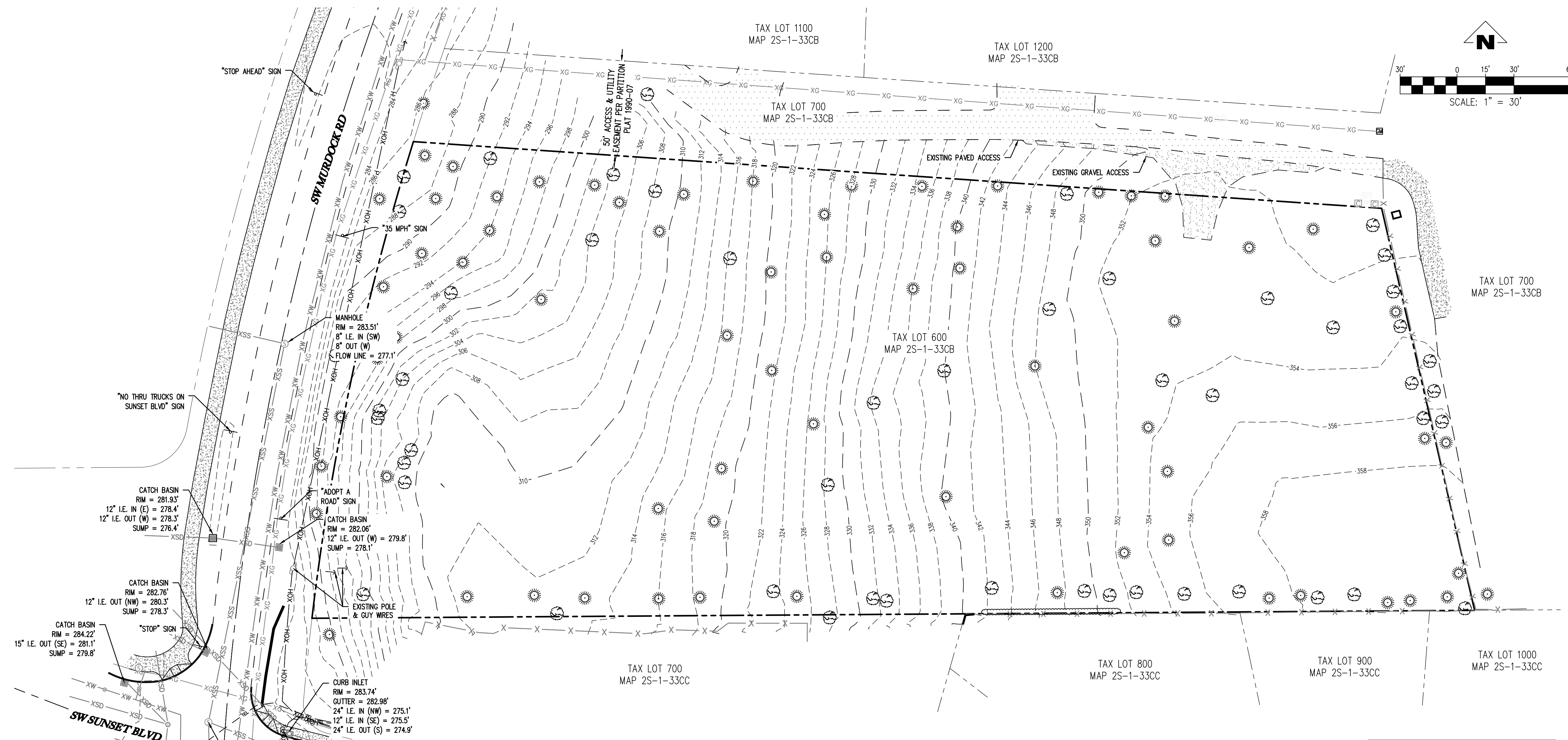
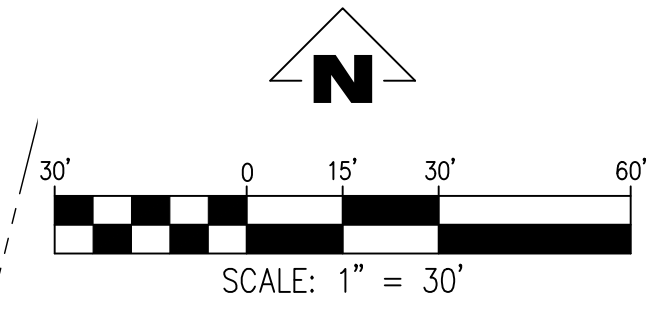
**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 748-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



SHEET  
1 OF 8



FILE-P:\0200-015 murdock parcel\dwg\plan\0200-015\_01covr.dwg, Layout: 01 COVER SHEET, Plot Date: 8/25/2022 8:19 AM, by: Bart Anderson



CATCH BASIN  
RIM = 281.93'  
12" I.E. IN (E) = 278.4'  
12" I.E. OUT (W) = 278.3'  
SUMP = 278.4'

CATCH BASIN  
RIM = 282.76'  
12" I.E. OUT (NW) = 280.3'  
SUMP = 278.3'

CATCH BASIN  
RIM = 284.22'  
15" I.E. OUT (SE) = 281.1'  
SUMP = 279.8'

CATCH BASIN  
RIM = 282.06'  
12" I.E. OUT (W) = 279.8'  
SUMP = 278.1'

CATCH BASIN  
RIM = 283.0'  
12" I.E. OUT (N) = 278.7'  
SUMP = 277.2'

MANHOLE  
RIM = 283.51'  
8" I.E. IN (SW)  
8" OUT (W)  
FLOW LINE = 277.1'

MANHOLE  
RIM = 283.68'  
8" I.E. IN (S&SE)  
8" OUT (NE)  
FLOW LINE = 278.3'

MANHOLE  
RIM = 283.70'  
12" IN (S)  
15" IN (NW)  
12" OUT (N)  
FLOW LINE = 278.4'

CURB INLET  
RIM = 283.74'  
GUTTER = 282.98'  
24" I.E. IN (NW) = 275.1'  
12" I.E. IN (SE) = 275.5'  
24" I.E. OUT (S) = 274.9'

**LEGEND:**

---458---	EXISTING 2' CONTOUR
---460---	EXISTING 10' CONTOUR
○	SEWER MANHOLE
○	STORM MANHOLE
■	STORM CATCH BASIN
+	SIGN
↑	GUY ANCHOR
○	UTILITY POWER POLE
○	POWER TRANSFORMER
○	STREET LIGHT
○	FIRE HYDRANT
○	BLOWOFF ASSEMBLY
○	WATER VALVE
○	WATER METER
○	TELEPHONE VAULT
XOH	OVERHEAD POWER
X	FENCE
XSS	SANITARY SEWER
XSD	STORM DRAINAGE
XG	GAS
XW	UNDERGROUND WATER
▨	GRAVEL
▩	CONCRETE
▧	ASPHALT

SW MURDOCK ROAD (LOT 600)  
TAX MAP 2S1W 33CB  
TAX LOT 00600  
SHERWOOD, OREGON

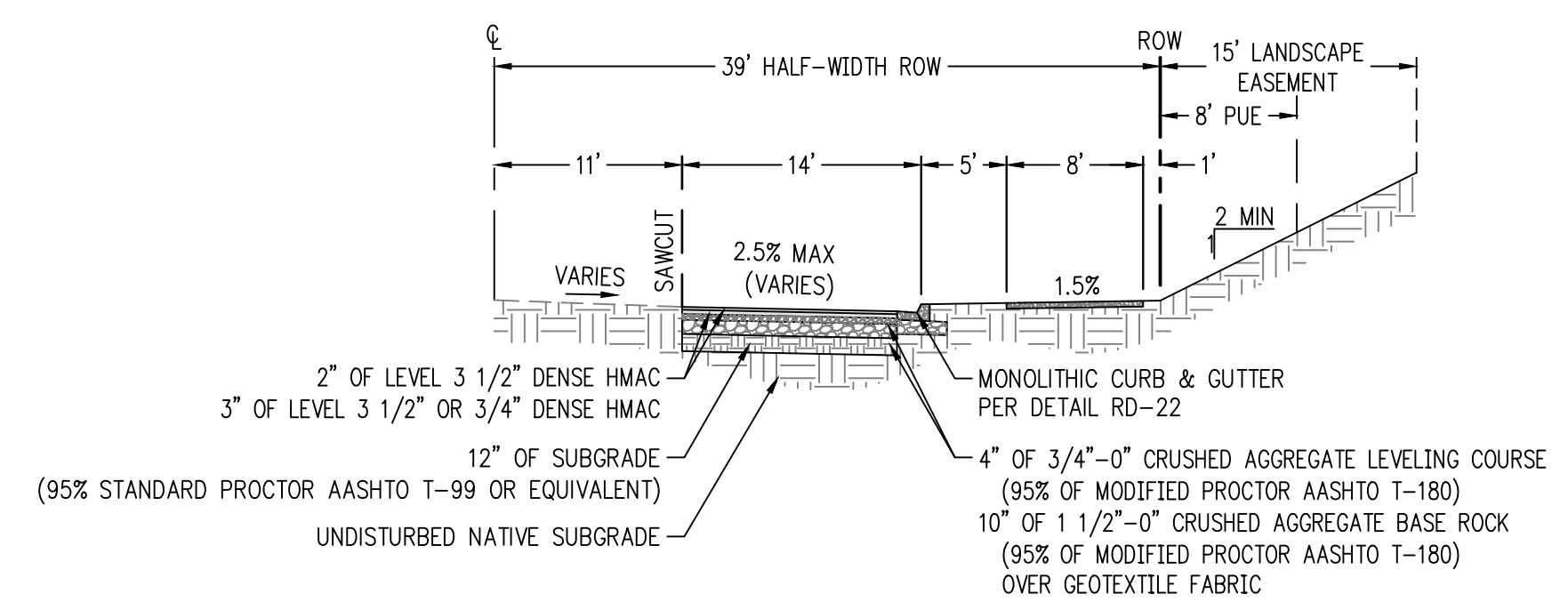
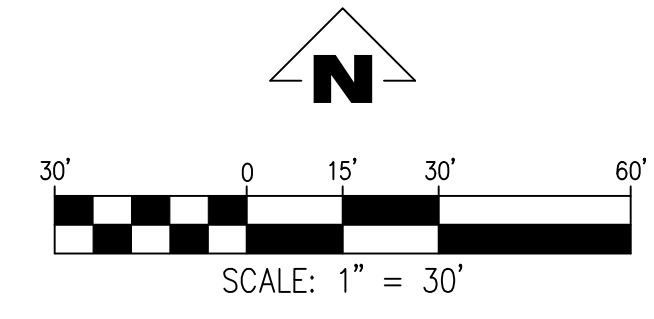
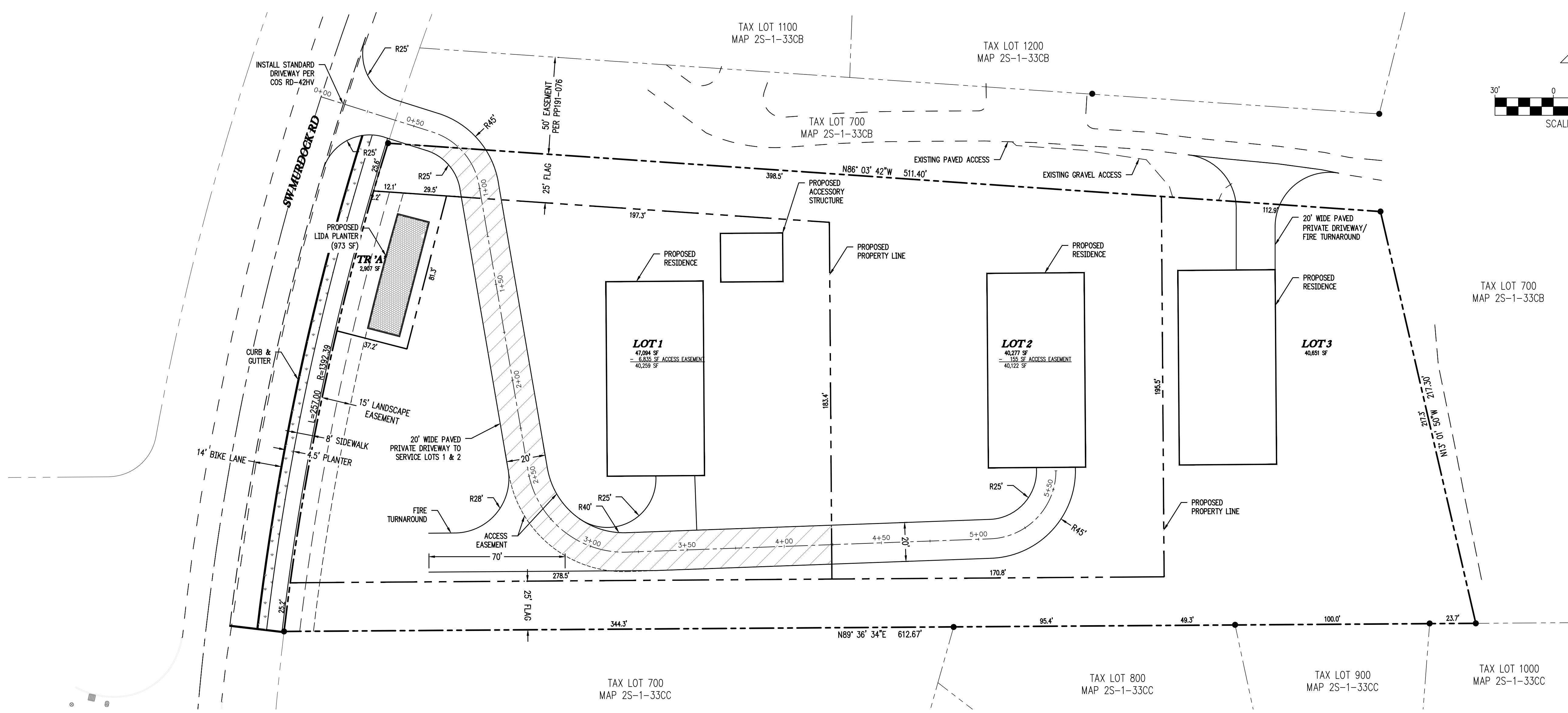
**EXISTING  
CONDITIONS PLAN**

NO.	DATE	DESCRIPTION

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
6445 SW MURDOCK BLVD, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

REGISTERED PROFESSIONAL  
ENGINEER  
50400PE  
OREGON  
JAN 12, 1999  
PATRICK RENO TORT ORA  
EXPIRES: 6-30-2024

FILE: P:\0200-015 murdock parcel\dwg\plan\0200-015\_02excn Layout: 02 EXISTING CONDITIONS & DEMOLITION PLAN, Plot Date: 8/29/2022 8:19 AM, by: Bart Anderson



**SW MURDOCK RD IMPROVEMENTS  
TYPICAL SECTION**  
SCALE: NTS

**SW MURDOCK ROAD (LOT 600)**  
**TAX MAP 2S1W 33CB**  
**TAX LOT 00600**  
**SHERWOOD, OREGON**

**PRELIMINARY PLAT &  
SITE PLAN**

NO.	DATE	DESCRIPTION

**EMERIO**  
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FAX: (503) 639-9592  
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SHEET  
**3**  
OF  
**8**

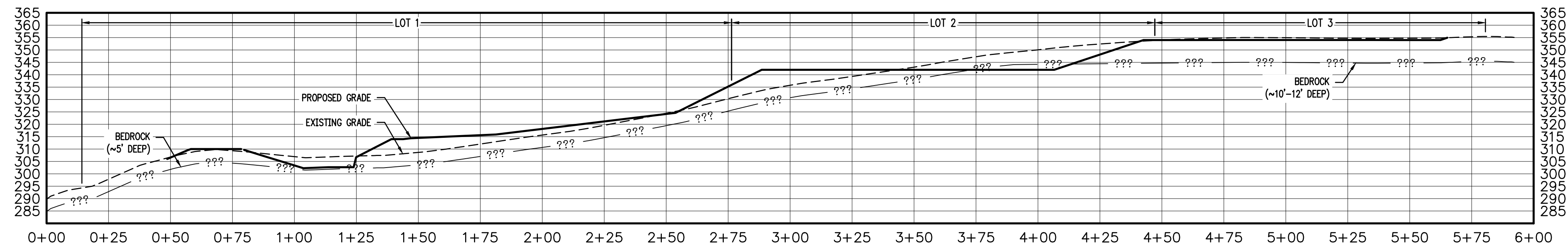
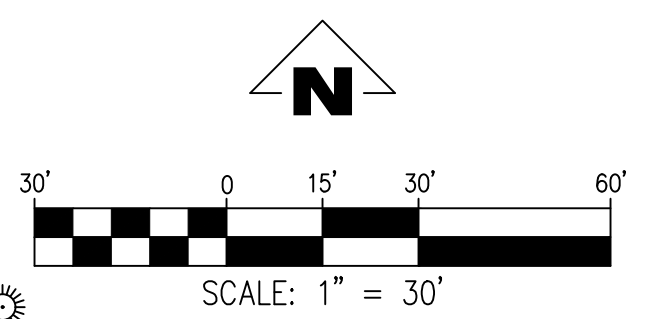
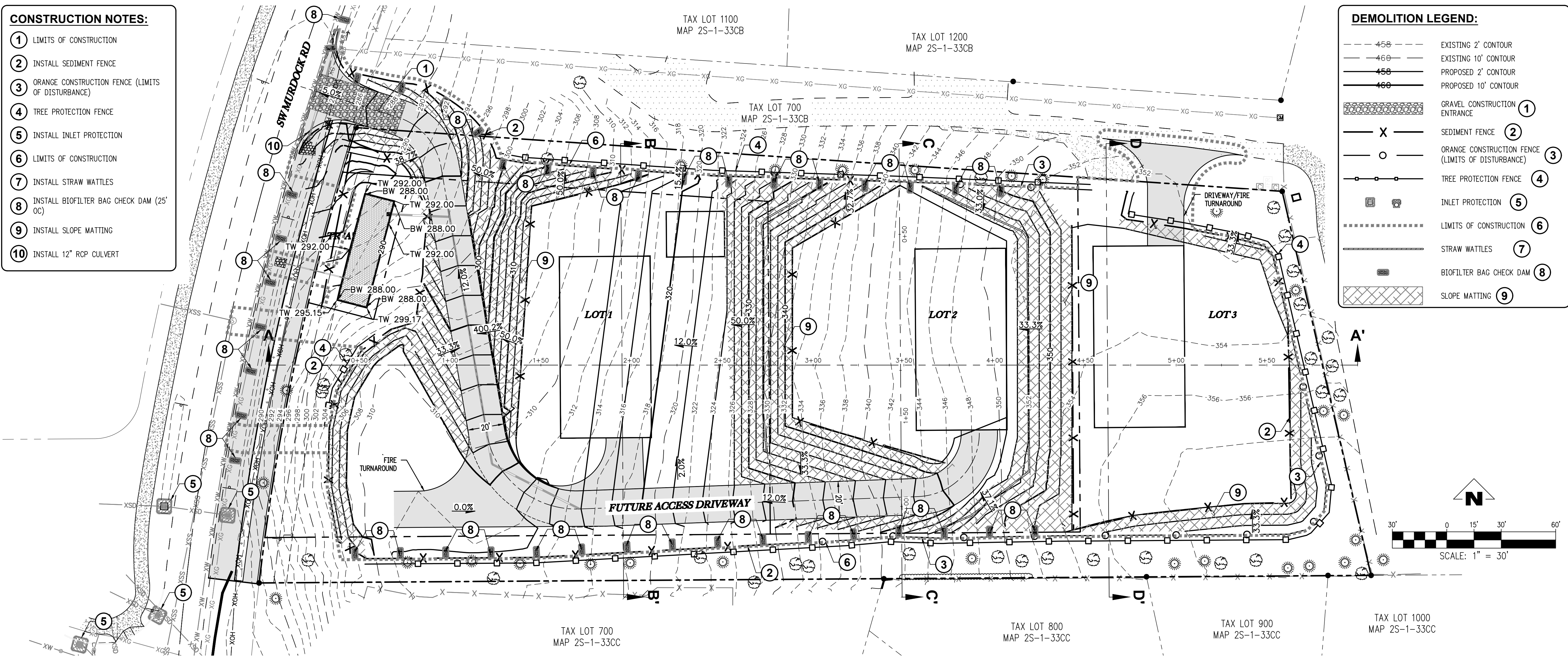
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**CONSTRUCTION NOTES:**

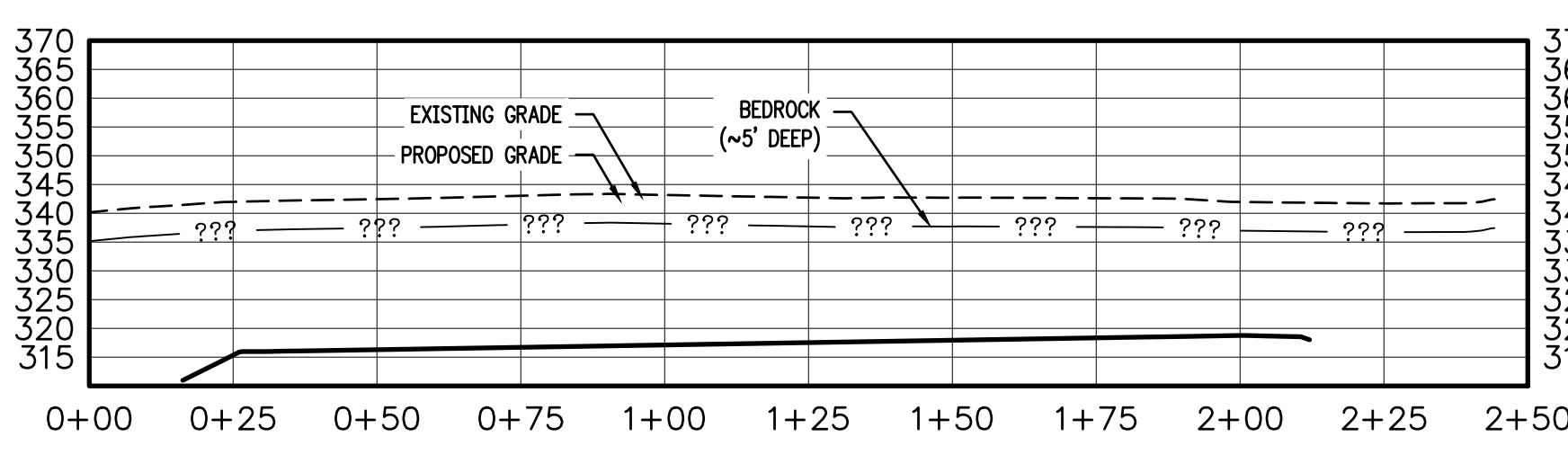
- ① LIMITS OF CONSTRUCTION
- ② INSTALL SEDIMENT FENCE
- ③ ORANGE CONSTRUCTION FENCE (LIMITS OF DISTURBANCE)
- ④ TREE PROTECTION FENCE
- ⑤ INSTALL INLET PROTECTION
- ⑥ LIMITS OF CONSTRUCTION
- ⑦ INSTALL STRAW WATTLES
- ⑧ INSTALL BIOFILTER BAG CHECK DAM (25' OC)
- ⑨ INSTALL SLOPE MATTING
- ⑩ INSTALL 12" RCP CULVERT

**DEMOLITION LEGEND:**

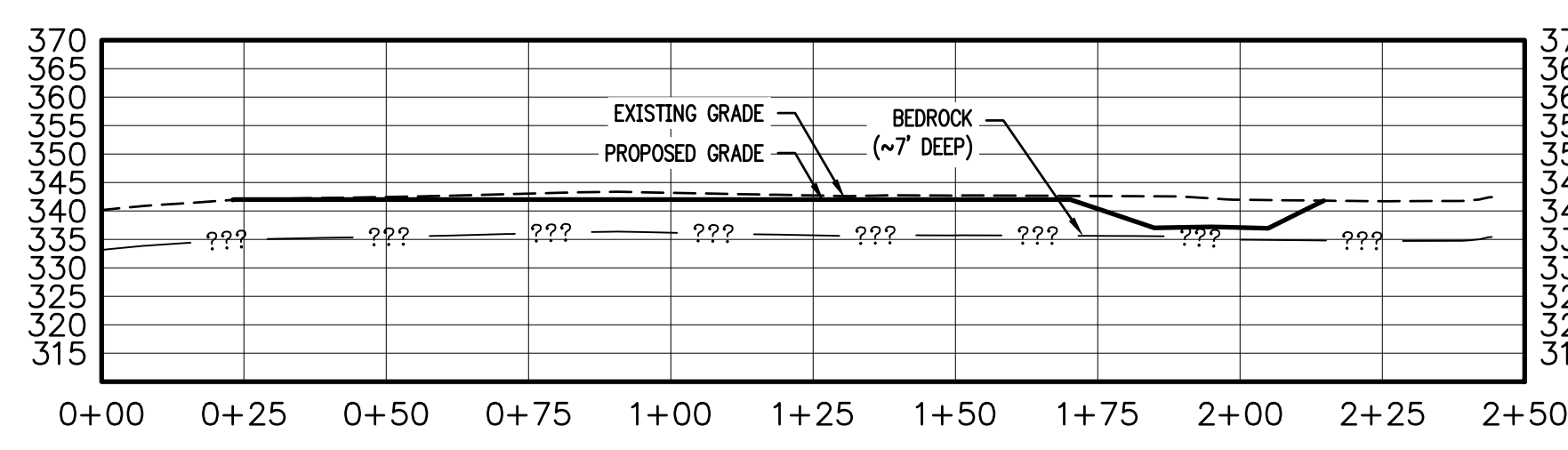
- - - 458 EXISTING 2' CONTOUR
- - - 460 EXISTING 10' CONTOUR
- 458 PROPOSED 2' CONTOUR
- 460 PROPOSED 10' CONTOUR
- [Hatched Box] GRAVEL CONSTRUCTION ENTRANCE ①
- X SEDIMENT FENCE ②
- ORANGE CONSTRUCTION FENCE (LIMITS OF DISTURBANCE) ③
- TREE PROTECTION FENCE ④
- [Inlet Symbol] INLET PROTECTION ⑤
- - - LIMITS OF CONSTRUCTION ⑥
- [Straw Wattle Symbol] STRAW WATTLES ⑦
- [Dam Symbol] BIOFILTER BAG CHECK DAM ⑧
- [Matting Symbol] SLOPE MATTING ⑨



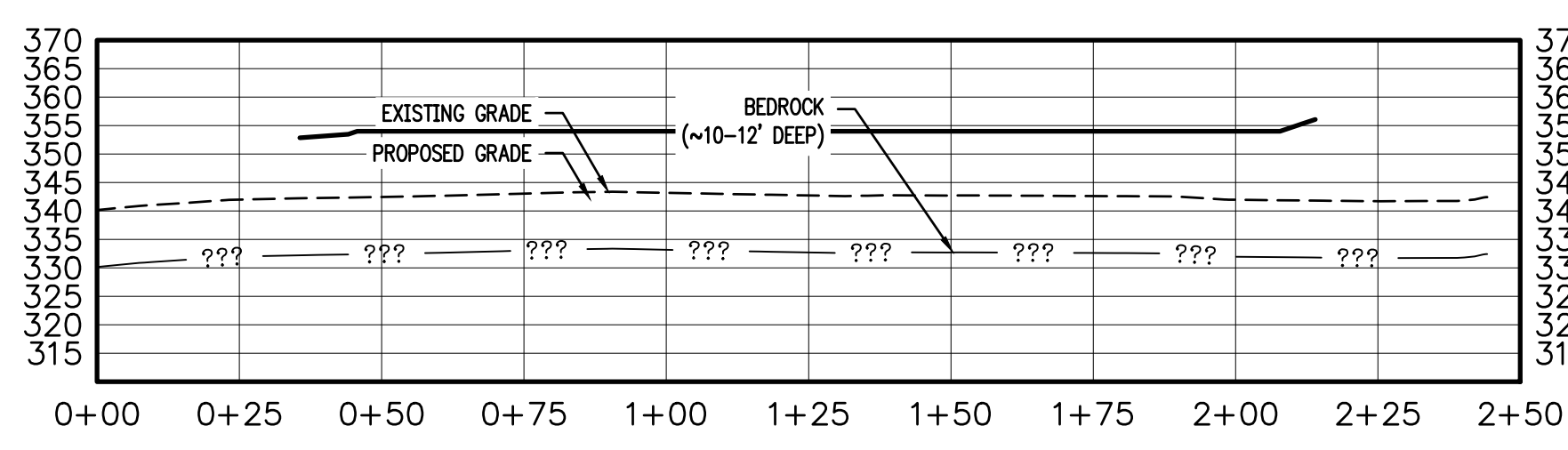
**GRADING SECTION A-A'**  
SCALE: H:1"=30' V:1"=30'



**GRADING SECTION B-B'**  
SCALE: H:1"=20' V:1"=20'



**GRADING SECTION C-C'**  
SCALE: H:1"=20' V:1"=20'



**GRADING SECTION D-D'**  
SCALE: H:1"=20' V:1"=20'

SW MURDOCK ROAD (LOT 600)  
TAX MAP 2S1W 33CB  
TAX LOT 00600  
SHERWOOD, OREGON

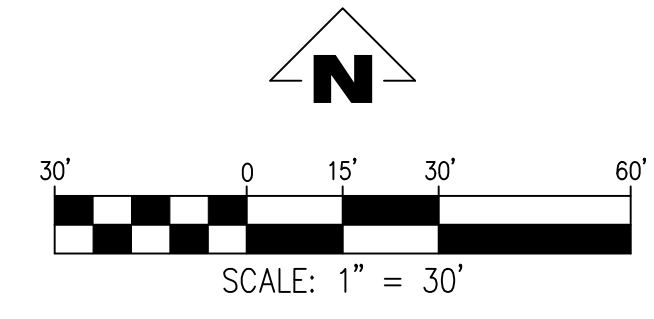
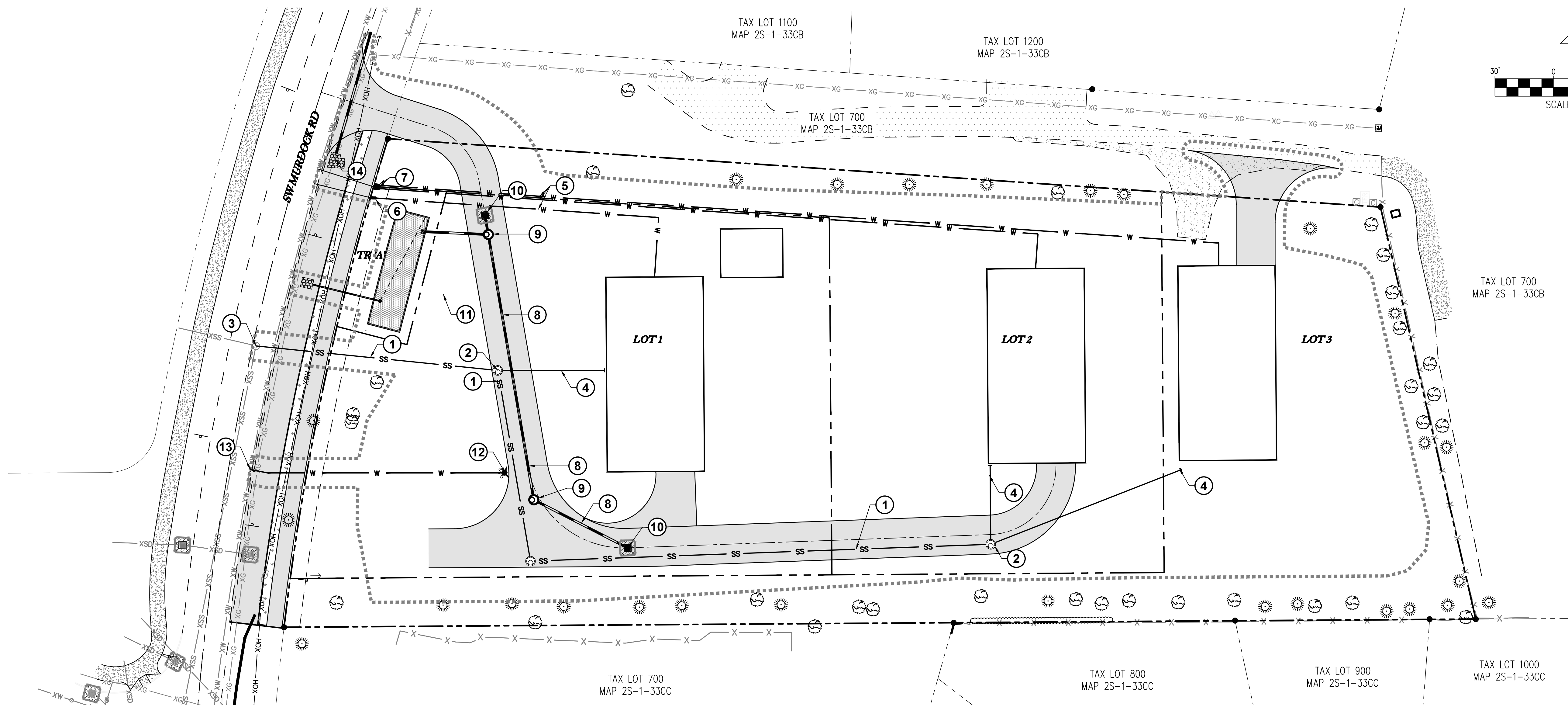
**PRELIMINARY GRADING & EROSION CONTROL PLAN**

NO.	DATE	DESCRIPTION

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
6446 SW CALLEBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER  
50400PE  
OREGON  
JAN 12, 1999  
PATRICK RENO TORT ORA  
EXPIRES: 6-30-2024

FILE: P:\0200-015\_murdock parcel\wg\plan\0200-015\_04grad. Layout: 4 PRELIMINARY GRADING & EROSION CONTROL PLAN, Plot Date: 8/25/2022 8:19 AM, Dwg: Bart Anderson



- CONSTRUCTION NOTES:**
- ① INSTALL 8" SANITARY SEWER
  - ② INSTALL STANDARD SANITARY SEWER MANHOLE
  - ③ CONNECT NEW SANITARY SEWER TO EXISTING MANHOLE
  - ④ INSTALL 4" SANITARY SEWER LATERAL
  - ⑤ INSTALL 3-3/4" WATER SERVICE
  - ⑥ INSTALL SINGLE WATER SERVICE PER CITY OF SHERWOOD STANDARD DRAWING W-7C
  - ⑦ INSTALL DOUBLE WATER SERVICE PER CITY OF SHERWOOD STANDARD DRAWING W-8C
  - ⑧ INSTALL 12" STORM LINE
  - ⑨ INSTALL STANDARD STORM MANHOLE
  - ⑩ INSTALL AREA DRAIN
  - ⑪ INSTALL LIDA PLANTER
  - ⑫ INSTALL STANDARD FIRE HYDRANT ASSEMBLY
  - ⑬ CONNECT FIRE HYDRANT TO EXISTING WATER LINE
  - ⑭ INSTALL 12" RCP STORM DRAIN

SW MURDOCK ROAD (LOT 600)  
 TAX MAP 2S1W 33CB  
 TAX LOT 00600  
 SHERWOOD, OREGON

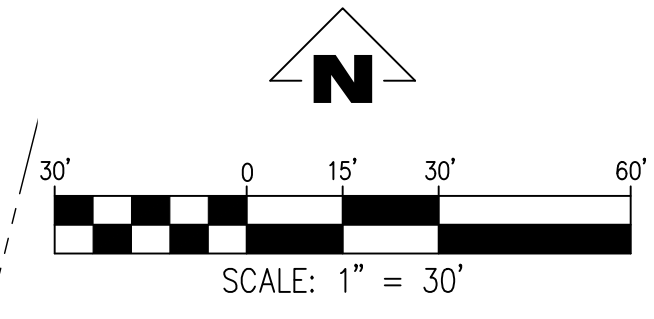
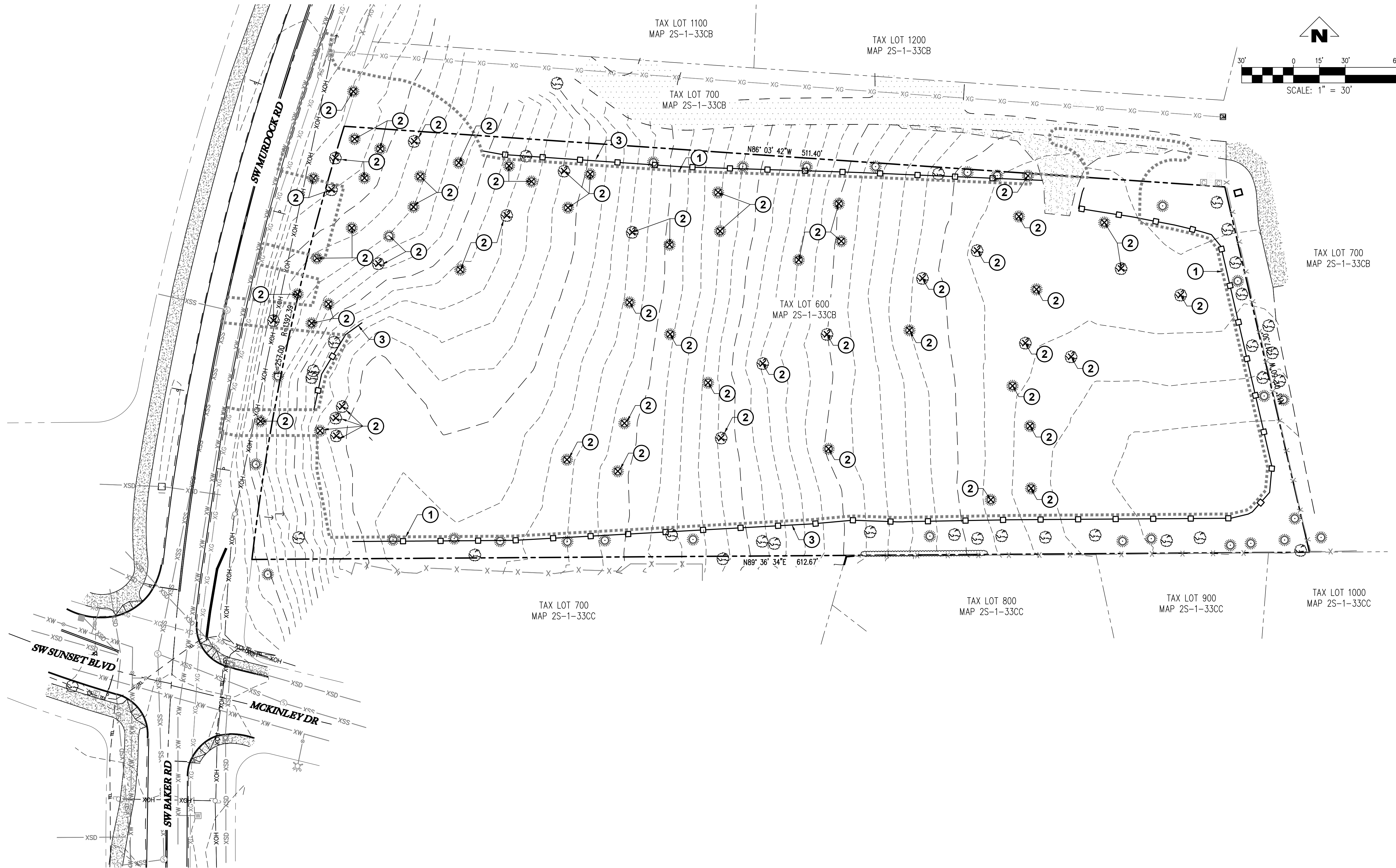
**PRELIMINARY  
 UTILITY PLAN**

NO.	DATE	DESCRIPTION

**EMERIO**  
 ENGINEERING • SURVEYING • DESIGN  
 6446 SW MURDOCK ROAD, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com



FILE: P:\0200-015\_murdock\_parcels\dwg\plan\0200-015\_05util Layout: 5 PRELIMINARY UTILITY PLAN, Plot Date: 8/25/2022 8:20 AM, by: Bert Anderson



- DEMOLITION NOTES:**
- ① TREE PROTECTION FENCE (TYP)
  - ② REMOVE EXISTING VEGETATION/TREE (INCLUDING STUMP) TYP
  - ③ LIMITS OF CONSTRUCTION

- TREE PRESERVATION LEGEND:**
- - - - - 458 - - - - - EXISTING 2' CONTOUR
  - - - - - 460 - - - - - EXISTING 10' CONTOUR
  - TREE PROTECTION FENCE ①
  - ☼ ☼ EXISTING TREE (TO BE REMOVED) ②
  - ..... LIMITS OF CONSTRUCTION ③

SW MURDOCK ROAD (LOT 600)  
 TAX MAP 2S-1-33CB  
 TAX LOT 00600  
 SHERWOOD, OREGON

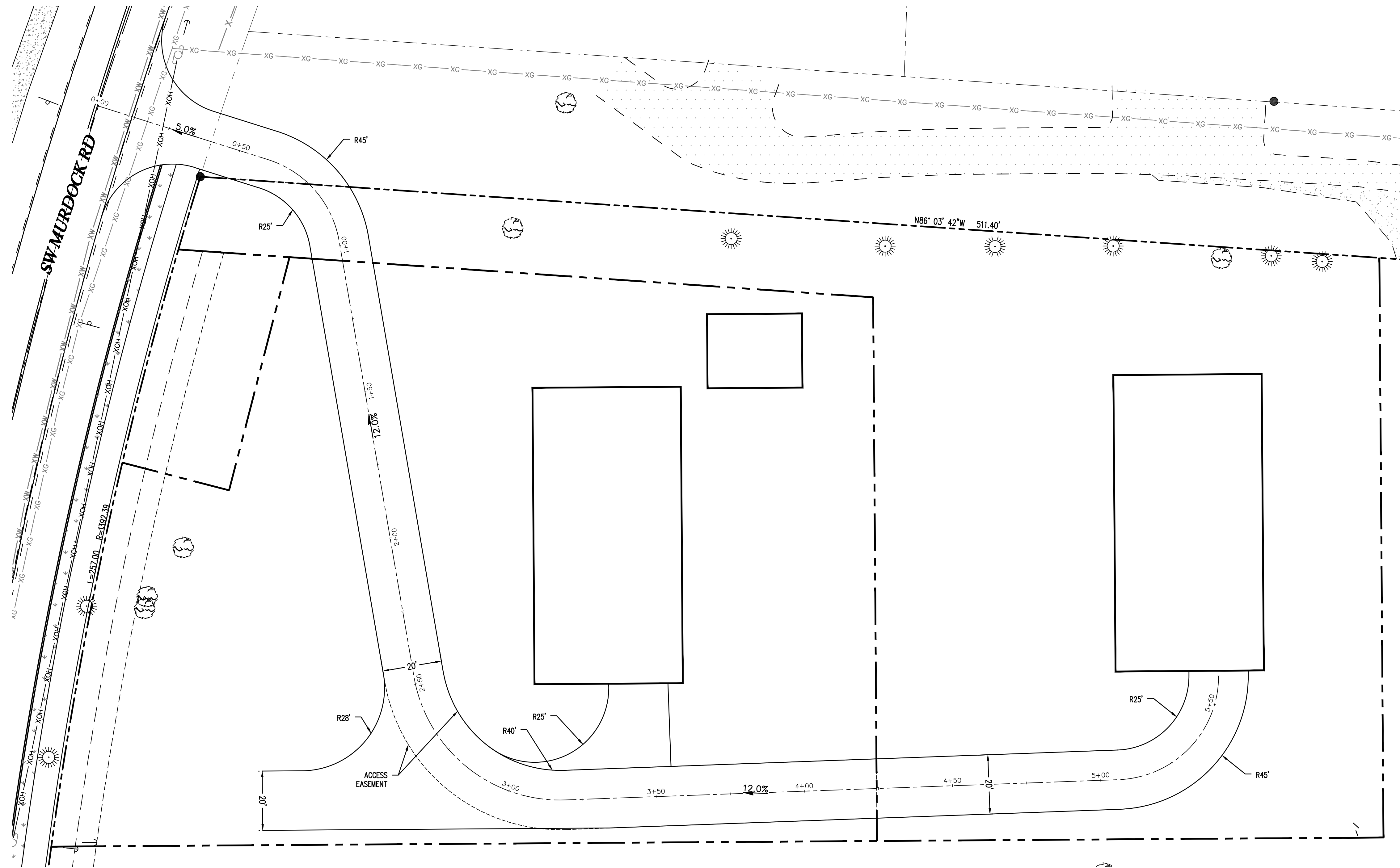
**TREE REMOVAL & PRESERVATION PLAN**

NO.	DATE	DESCRIPTION

**EMERIO**  
 ENGINEERING • SURVEYING • DESIGN  
 644 SW MURDOCK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com

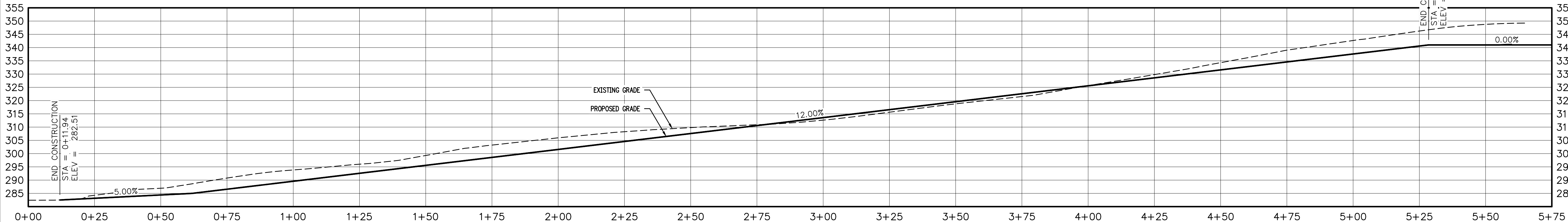
REGISTERED PROFESSIONAL ENGINEER  
 50400PE  
 OREGON  
 JAN 12, 1999  
 PATRICK RENO TORT ORA  
 EXPIRES: 6-30-2024

FILE: P:\0200-015 murdock parcel\dwg\plan\0200-015\_06tree.Layout: 6 TREE REMOVAL & PRESERVATION PLAN, Plot Date: 8/25/2022 8:20 AM, by: Bert Anderson



**ACCESS DRIVEWAY - PLAN**

SCALE: 1"=20'



**ACCESS DRIVEWAY - PROFILE**

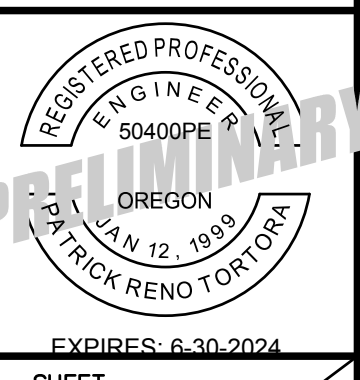
SCALE: H: 1"=20' V: 1"=20'

SW MURDOCK ROAD (LOT 600)  
 TAX MAP 2S1W 33CB  
 TAX LOT 00600  
 SHERWOOD, OREGON

**ACCESS DRIVEWAY  
 PLAN & PROFILE**

NO.	DATE	DESCRIPTION

**EMERIO**  
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 6446 SW MURDOCK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
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FILE: P:\0200-015 murdock parcel\dwg\plan\0200-015\_07dw01.dwg; Plot Date: 8/25/2022 8:20 AM, by: Bart Anderson



SW MURDOCK ROAD (LOT 600)

TAX MAP 2S1W 33CB  
TAX LOT 00600  
SHERWOOD, OREGON

**AERIAL & NEIGHBORHOOD CIRCULATION MAP**

REVISIONS

NO.	DATE	DESCRIPTION

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SHEET  
**8** OF **8**