

**Exhibit "A"**  
**Preliminary Plans**

# SW GALBREATH DRIVE INDUSTRIAL BUILDING SITE

MAP 2S-1-28B, TL 700 & 1050  
SHERWOOD, OREGON

OWNER/APPLICANT:

**BOB GRAY**

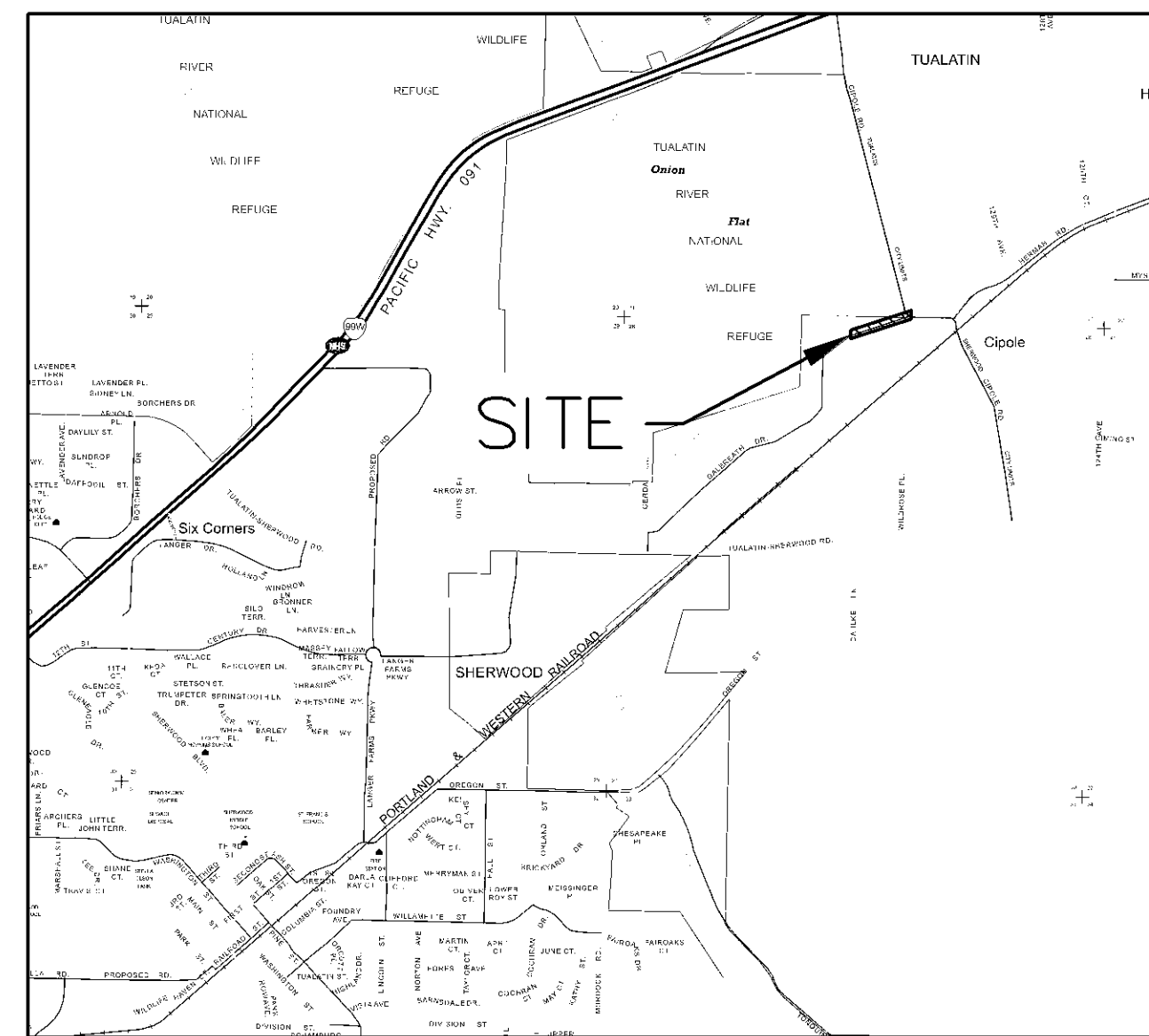
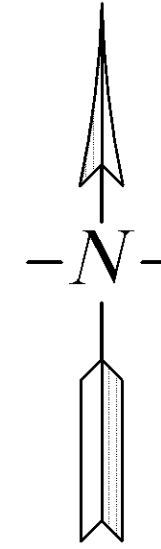
RA GRAY CONSTRUCTION  
PO BOX 1000  
SHERWOOD, OR 97140  
PHONE: (503) 692-4675  
EMAIL: AJMICAUD@RGRAYCONST.COM

CIVIL ENGINEER:

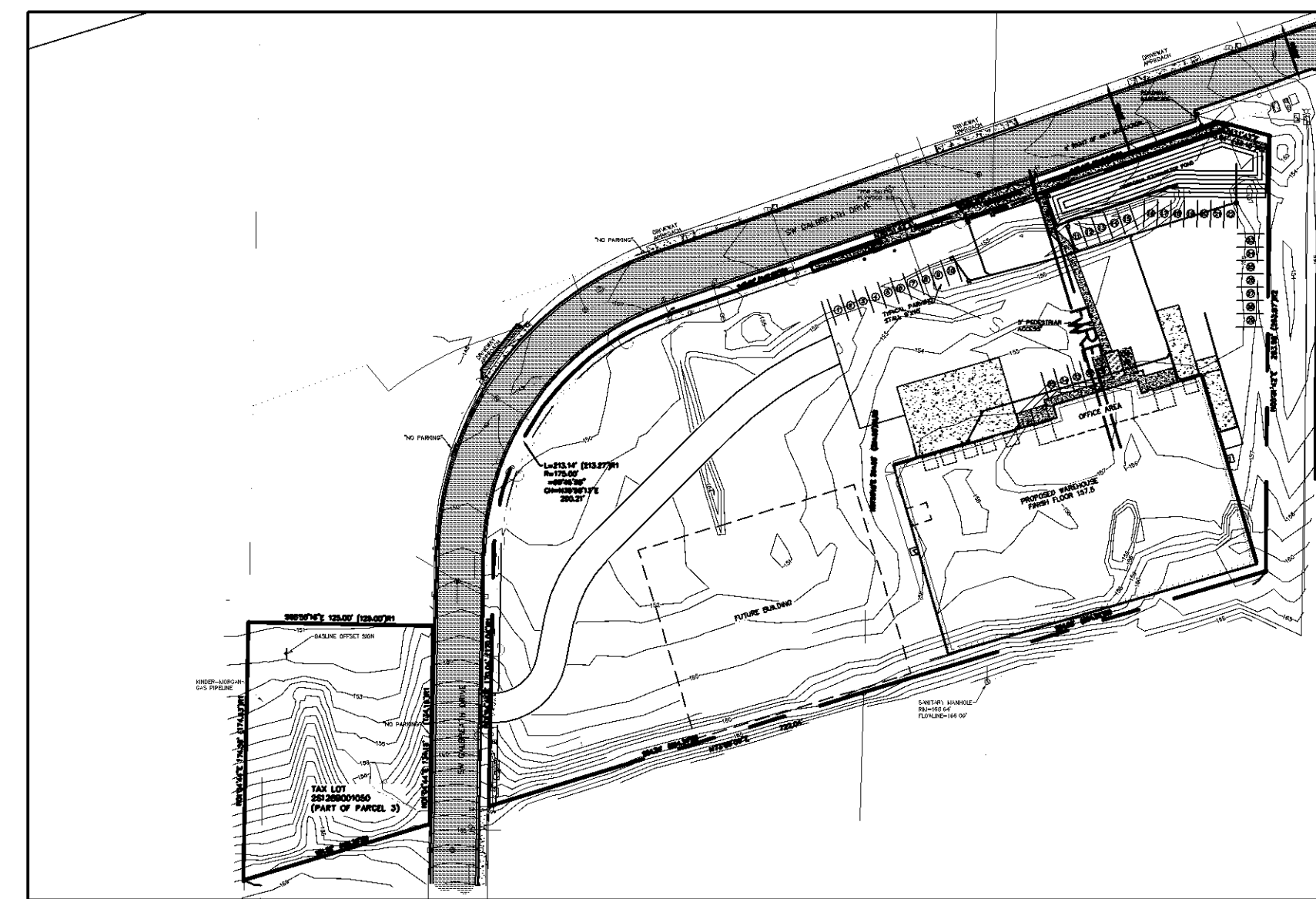
**SISUL ENGINEERING**

TOM SISUL  
375 PORTLAND AVE.  
GLADSTONE, OR 97027  
(503) 657-0188  
EMAIL: TOMSISUL@SISULENGINEERING.COM

November, 2021



VICINITY MAP  
N.T.S.



SITE MAP  
1" = 100'

HORIZONTAL DATUM: WASHINGTON COUNTY BM 102 ELEVATION 157.28 (NGVD 29)

TEMPORARY CONTROL: TEMPORARY SURVEY CONTROL WILL BE BASED UPON EXISTING STORM MANHOLE 100 WITH A RIM ELEVATION OF 158.31.

**UTILITY CONTACTS**

- CITY OF SHERWOOD PUBLIC WORKS: (503) 625-5722 (WATER)
- CITY OF SHERWOOD PUBLIC WORKS: (503) 625-5722 (STORM)
- CITY OF SHERWOOD PUBLIC WORKS: (503) 625-5722 (SEWER)
- PGE CONTACT: (503) 736-5450
- NW NATURAL CONTACT: (503) 226-4211
- COMCAST CONTACT: (503) 596-3754
- FRONTIER CONTACT: (503) 828-8004

**INDEX**

| CIVIL |                         |
|-------|-------------------------|
| C0    | COVER SHEET             |
| C1    | EXISTING CONDITIONS     |
| C2    | SITE PLAN               |
| C3    | GRADING PLAN            |
| C4    | WATER AND SANITARY PLAN |
| C5    | STORM PLAN              |
| C6    | DETAILS                 |

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN (1) FOOT OF A SURVEY MONUMENT LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

**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

**MOST RECENT REVISION TO THIS SET OF PLANS:**

9-20-2022

|                          |     |
|--------------------------|-----|
| REVISIONS                | BY  |
|                          | JJM |
| ADDED LEGEND (8-20-22)   | JAS |
| UPDATED LEGEND (8-20-22) | JAS |

**GALBRETH INDUSTRIAL**  
RA GRAY CONSTRUCTION

**EXISTING CONDITIONS**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
I.L.H.E. 20-067 Galbreth Industrial.dwg

DATE NOV 2021  
SCALE AS SHOWN  
DRAWN JJM  
JOB SGL20-067  
SHEET

OF SHEETS

**LEGEND:**

- PROPERTY LINE
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING OVERHEAD UTILITIES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- ELECTRICAL RISER
- ELECTRICAL VAULT
- ELECTRICAL POWER PEDESTAL
- TRANSFORMER
- GAS RISER
- COMMUNICATION PEDESTAL
- ROADWAY HATCH
- GRAVEL HATCH

THERE DOES NOT APPEAR TO BE A PUBLIC UTILITY EASEMENT FOR THE NORTH LINE OF PARCEL 3. THERE IS A GAS LINE, AND LIKELY ELECTRIC AND COMMUNICATIONS LINES IN THIS AREA. ELECTRIC AND COMMUNICATIONS WEREN'T PAINTED, BUT THERE IS EVIDENCE OF THEIR EXISTENCE.

A PORTION OF 40' INGRESS/EGRESS EASEMENT PER BOOK 432, PAGE 420 AS DEPICTED ON PARTITION PLAT NO. 2004-048 (NOT DISCLOSED ON TITLE REPORT)

EXCEPTION 12  
20.00' WIDE UTILITY INSTALLATION AND OPERATION EASEMENT PER DOC. NO. 2002-132397

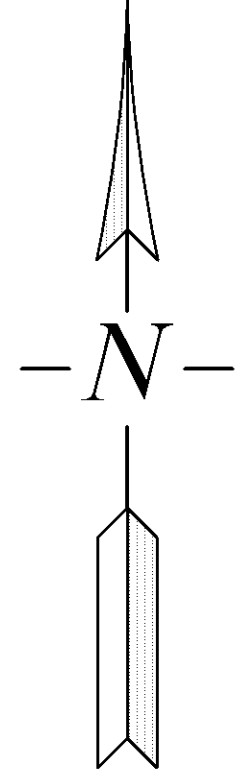
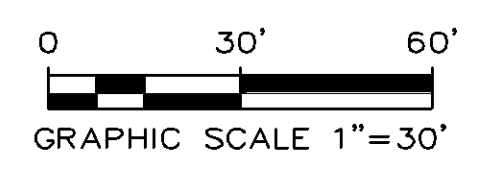
20.00' WIDE UTILITY AND INGRESS-EGRESS EASEMENT PER PARTITION PLAT NO. 2004-048 (SAME LOCATION AS EXCEPTION 12, BUT MAY HAVE BEEN CREATED WITH THE PLAT SIMILAR TO EXCEPTION 14?)

EXCEPTION 14  
20.00' WIDE UTILITY AND INGRESS-EGRESS EASEMENT PER PARTITION PLAT NO. 2004-048

EXCEPTION 17  
8.00' PUBLIC UTILITY EASEMENT PER PARTITION PLAT NO. 2008-020

EXCEPTION 15  
40.00' WIDE UTILITIES EASEMENT WITHIN VACATED RIGHT OF WAY PER DOC. NO. 2006-131894

TAX LOT  
2S128B001050  
(PART OF PARCEL 3)

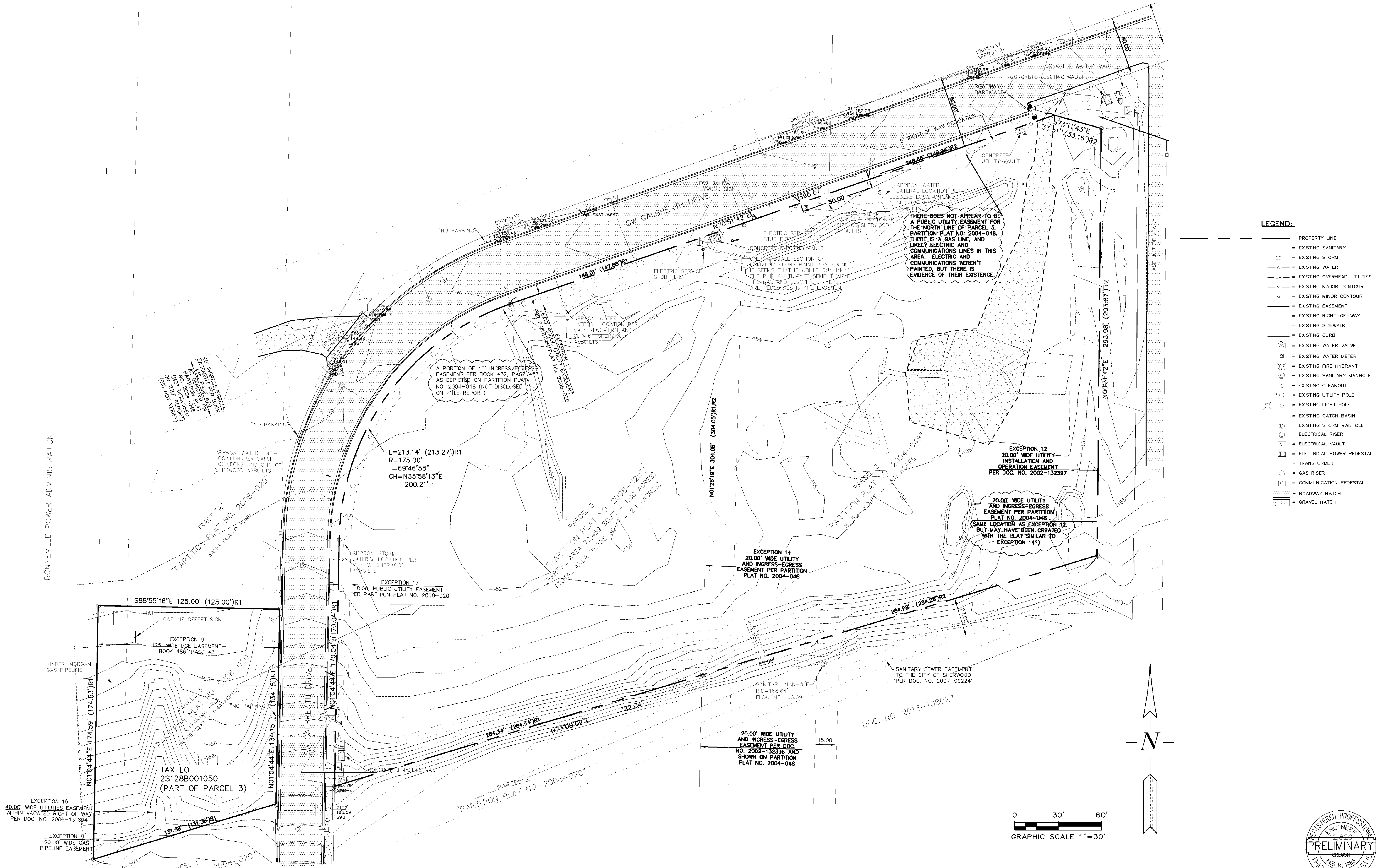


**EXISTING CONDITIONS**

1" = 30'



EXPIRES: 6/30/



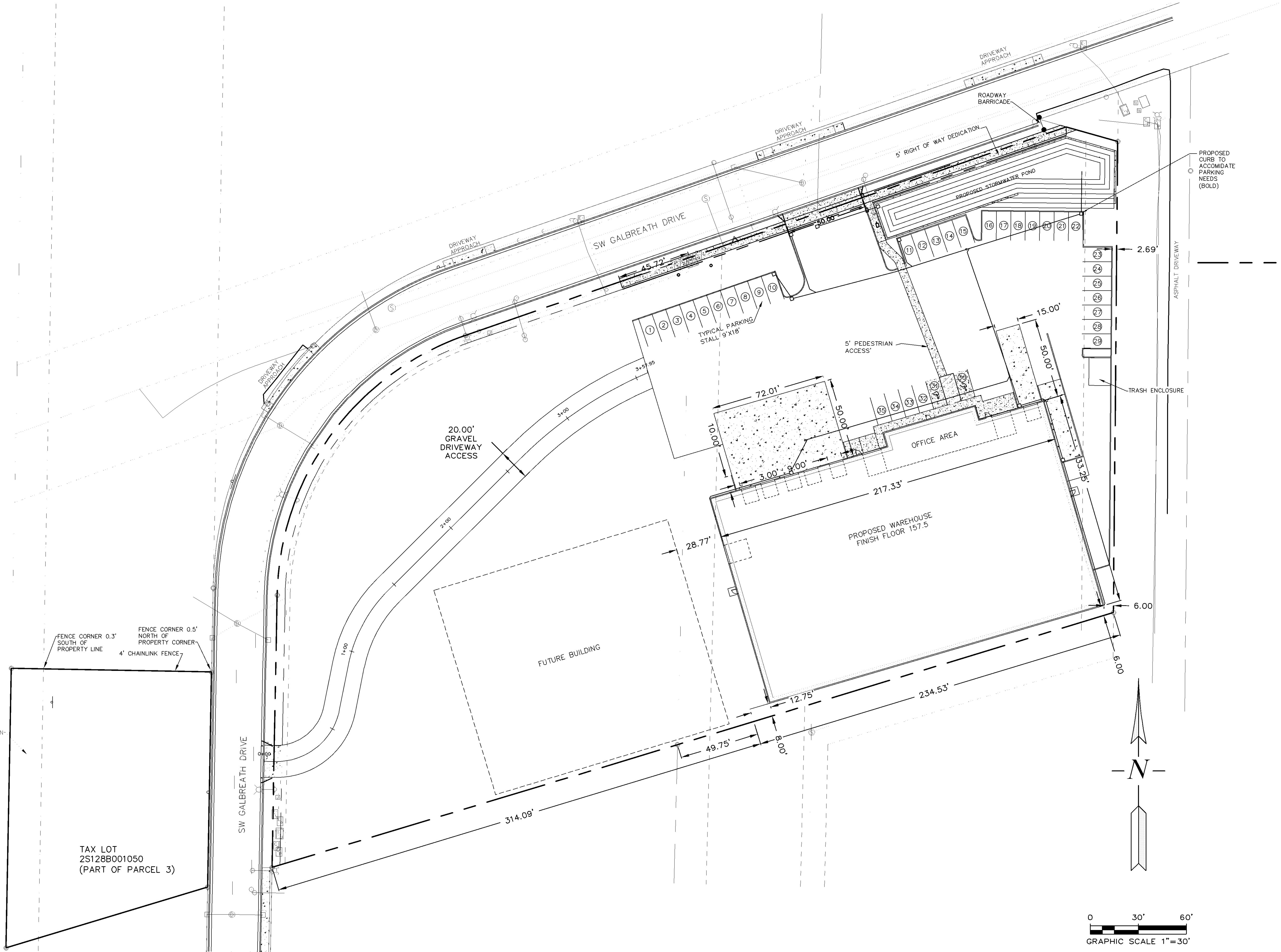
| REVISIONS                | BY  |
|--------------------------|-----|
| REVISED                  | JJM |
| ADDED LEGEND (8-28-22)   | JAS |
| UPDATED LEGEND (8-20-22) | JAS |

**GALBRETH INDUSTRIAL**  
RA GRAY CONSTRUCTION

**SITE PLAN**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 857-0188  
11.H.E. 20-067 Galbreth Industrial.dwg

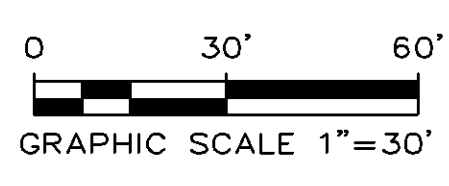
|       |           |
|-------|-----------|
| DATE  | NOV 2021  |
| SCALE | AS SHOWN  |
| DRAWN | JJM       |
| JOB   | SGL20-067 |
| SHEET | <b>C2</b> |
| OF    | SHEETS    |



**LEGEND:**

- = PROPERTY LINE
- SD— = EXISTING SANITARY
- S— = EXISTING STORM
- W— = EXISTING WATER
- OH— = EXISTING OVERHEAD UTILITIES
- 100— = EXISTING MAJOR CONTOUR
- 10— = EXISTING MINOR CONTOUR
- E— = EXISTING EASEMENT
- = EXISTING RIGHT-OF-WAY
- = EXISTING SIDEWALK
- = EXISTING CURB
- = PROPOSED CENTERLINE
- = PROPOSED RIGHT-OF-WAY
- = PROPOSED LOT LINES
- = PROPOSED SANITARY
- SD— = PROPOSED STORM
- S— = PROPOSED STORM CATCH BASIN
- W— = PROPOSED STORM CLEANOUT
- = PROPOSED WATER
- = PROPOSED FIRE LINE
- 100— = PROPOSED MAJOR CONTOUR
- 10— = PROPOSED MINOR CONTOUR
- = PROPOSED SIDEWALK
- = PROPOSED CURB
- = EXISTING WATER VALVE
- = EXISTING WATER METER
- = EXISTING FIRE HYDRANT
- = PROPOSED WATER METER
- = EXISTING SANITARY MANHOLE
- = EXISTING CLEANOUT
- = EXISTING UTILITY POLE
- = EXISTING LIGHT POLE
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- = EXISTING STORM MANHOLE
- = ELECTRICAL RISER
- = ELECTRICAL VAULT
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- = TRANSFORMER
- = GAS RISER
- = COMMUNICATION PEDESTAL
- = PROPOSED DRIVEWAY HATCH
- = SIDEWALK HATCH
- = GRAVEL HATCH
- = CONCRETE HATCH

**SITE PLAN**  
1" = 30'

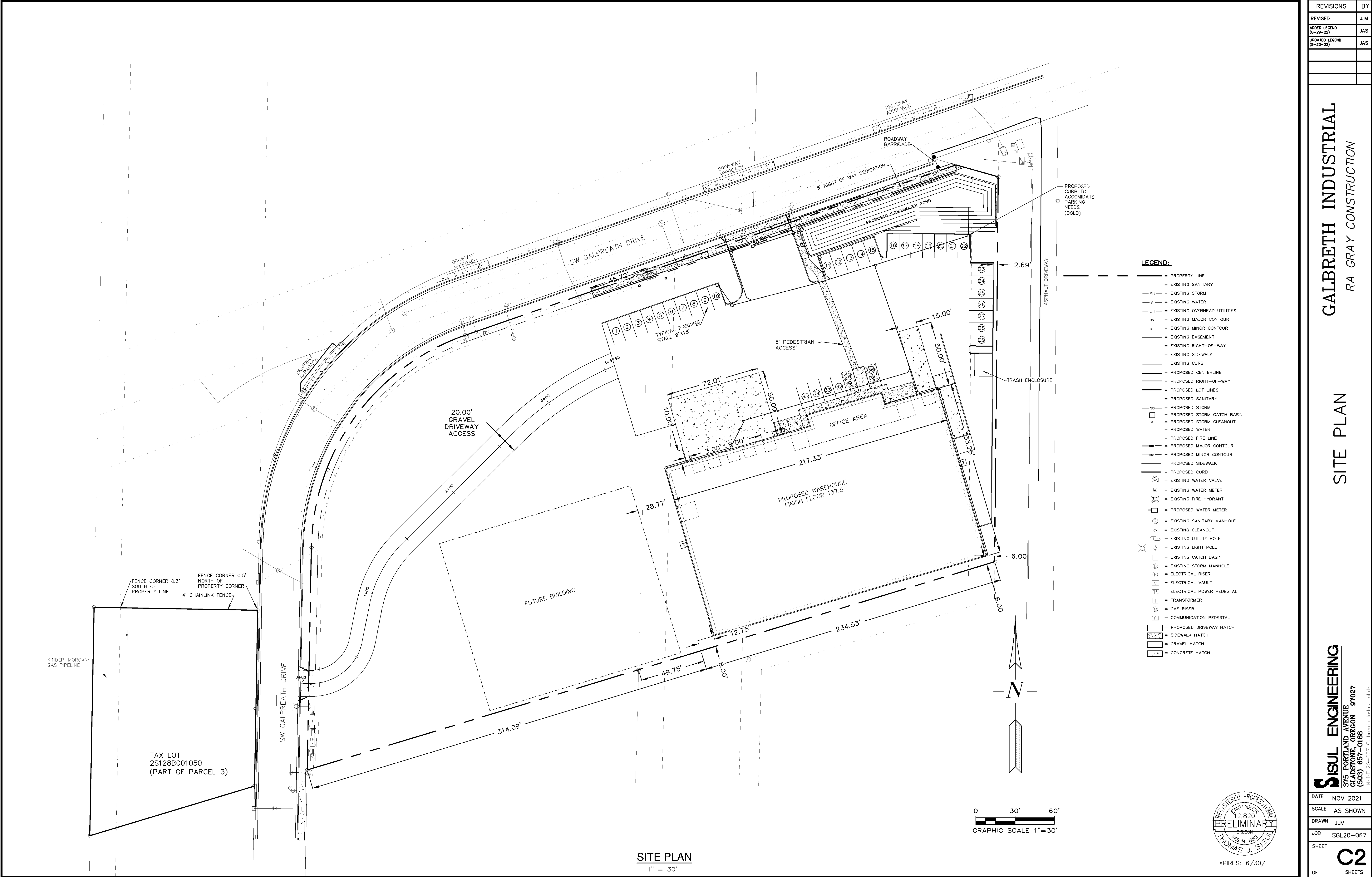


EXPIRES: 6/30/

KINDER-MORGAN-GAS PIPELINE

FENCE CORNER 0.3' SOUTH OF PROPERTY LINE  
FENCE CORNER 0.5' NORTH OF PROPERTY CORNER  
4' CHAINLINK FENCE

TAX LOT  
2S128B001050  
(PART OF PARCEL 3)





| REVISIONS                | BY  |
|--------------------------|-----|
| REVISED                  | JJM |
| ADDED LEGEND (8-29-22)   | JAS |
| UPDATED LEGEND (8-20-22) | JAS |

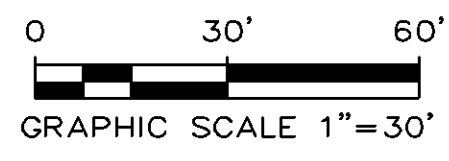
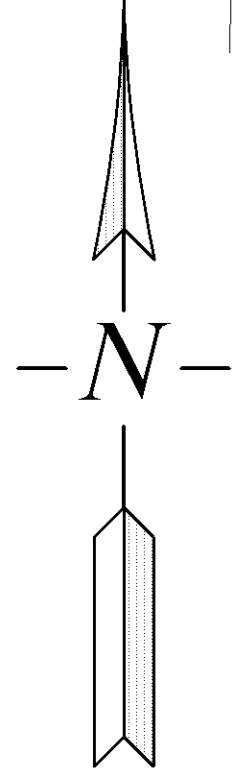
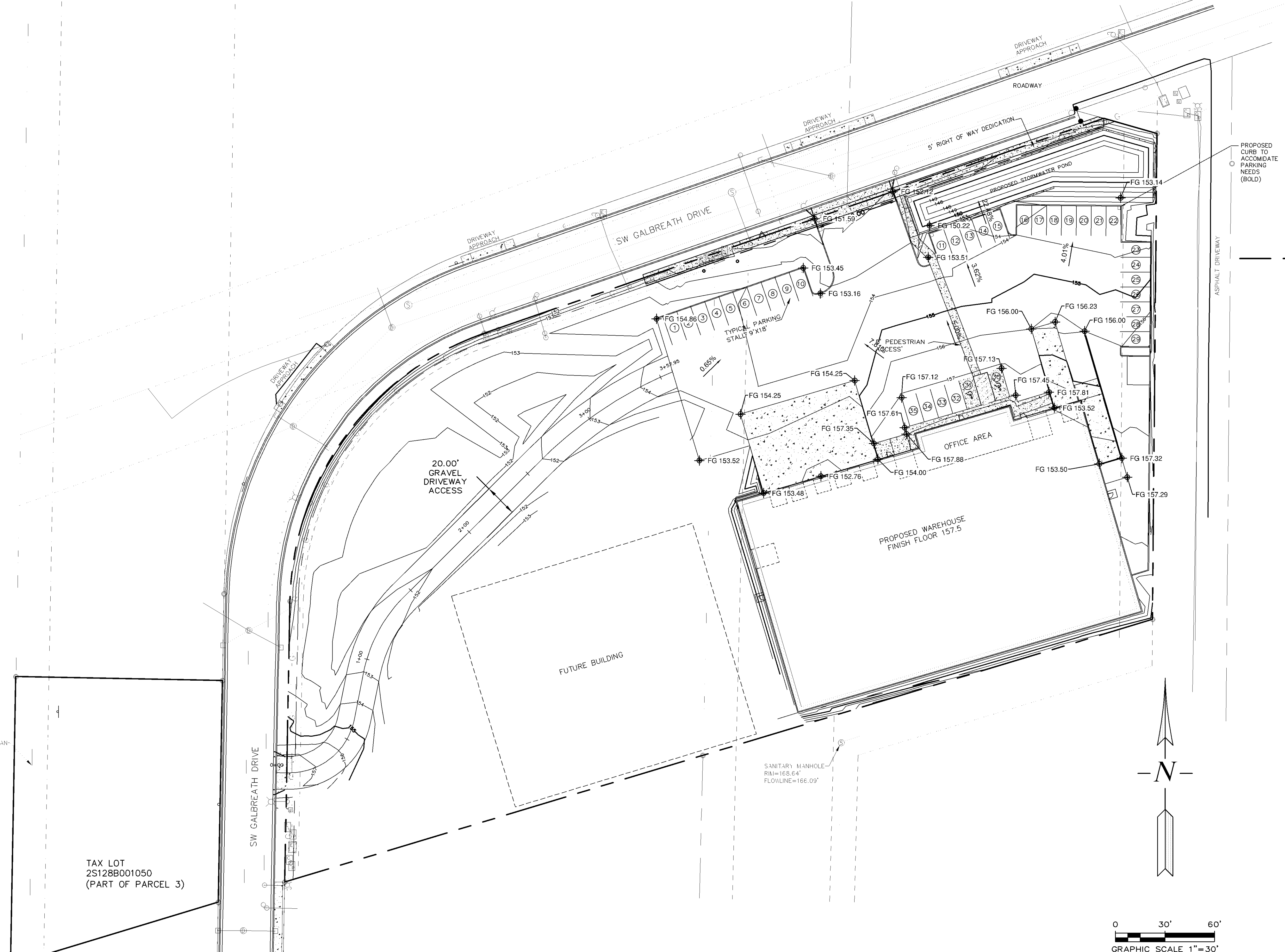
**GALBRETH INDUSTRIAL**  
RA GRAY CONSTRUCTION

**GRADING AND EROSION CONTROL PLAN**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 857-0188  
11.1.E. 20-067 Galbreth Industrial.dwg

|       |           |
|-------|-----------|
| DATE  | NOV 2021  |
| SCALE | AS SHOWN  |
| DRAWN | JJM       |
| JOB   | SGL20-067 |
| SHEET | 3         |

- LEGEND:**
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EXPIRES: 6/30/

TAX LOT  
2S128B001050  
(PART OF PARCEL 3)

KINDER-MORGAN  
GAS PIPELINE

FUTURE BUILDING

PROPOSED WAREHOUSE  
FINISH FLOOR 157.5

OFFICE AREA

SANITARY MANHOLE  
RN=168.64'  
FLOWLINE=166.09'

20.00'  
GRAVEL  
DRIVEWAY  
ACCESS

TYPICAL PARKING  
STALLS 9'X18'

PROPOSED CURB TO  
ACCOMMODATE  
PARKING  
NEEDS  
(BOLD)

5' RIGHT OF WAY DEDICATION

ROADWAY

DRIVEWAY APPROACH

DRIVEWAY APPROACH

SW GALBREATH DRIVE

SW GALBREATH DRIVE

ASPHALT DRIVEWAY

PROPOSED STORMWATER POND

PROPOSED STORMWATER POND

DRIVEWAY APPROACH

DRIVEWAY APPROACH

SW GALBREATH DRIVE

SW GALBREATH DRIVE

ASPHALT DRIVEWAY

PROPOSED STORMWATER POND

PROPOSED STORMWATER POND

DRIVEWAY APPROACH

DRIVEWAY APPROACH

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SW GALBREATH DRIVE

ASPHALT DRIVEWAY

PROPOSED STORMWATER POND

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PROPOSED STORMWATER POND

| REVISIONS                | BY  |
|--------------------------|-----|
| ADDED LEGEND (8-29-22)   | JAS |
| UPDATED LEGEND (8-29-22) | JAS |

**GALBRETH INDUSTRIAL**  
RA GRAY CONSTRUCTION

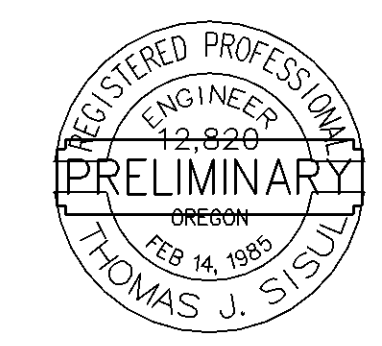
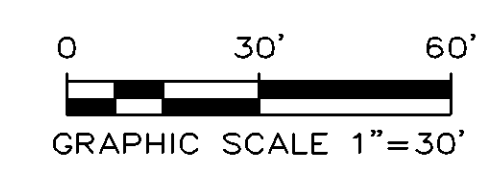
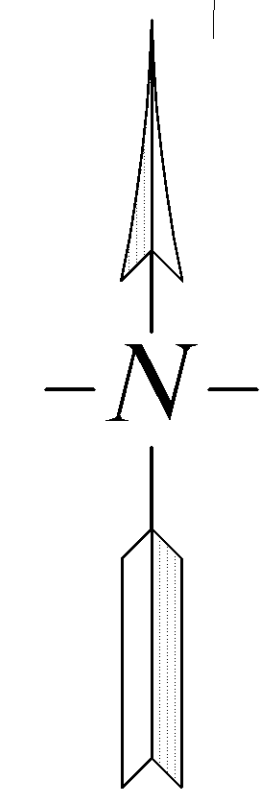
**WATER AND SANITARY PLAN**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
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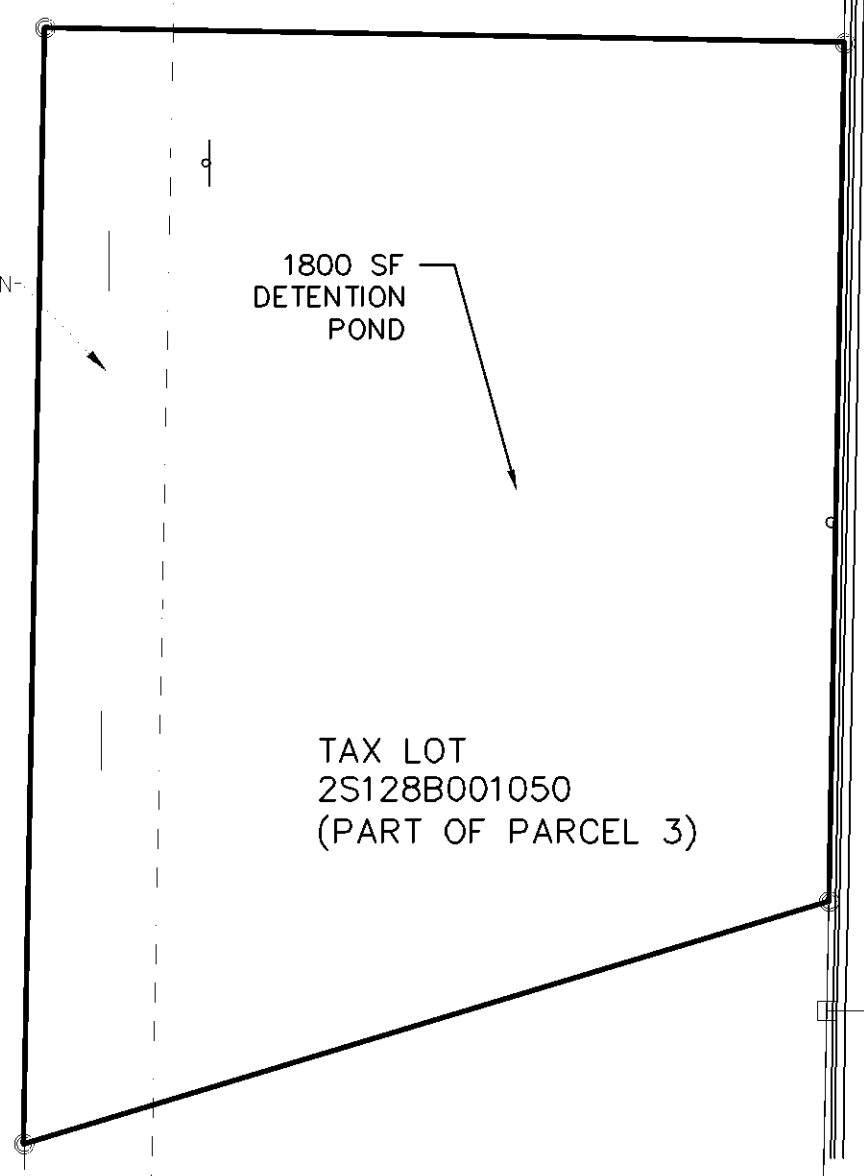
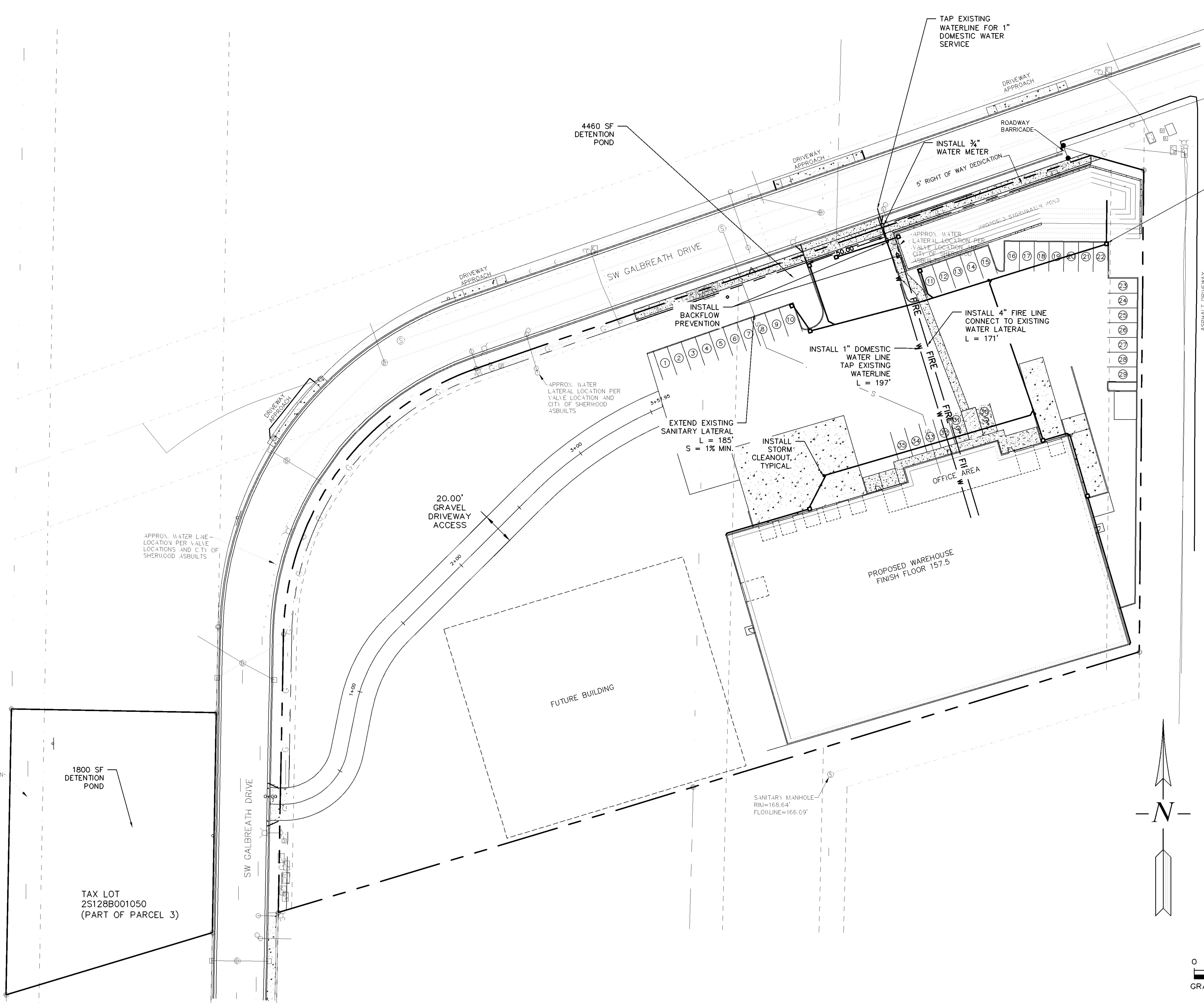
DATE NOV 2021  
SCALE AS SHOWN  
DRAWN JJM  
JOB SGL20-067  
SHEET  
**C4**  
OF SHEETS

**LEGEND:**

- = PROPERTY LINE
- SD— = EXISTING SANITARY
- W— = EXISTING WATER
- OH— = EXISTING OVERHEAD UTILITIES
- 150— = EXISTING MAJOR CONTOUR
- 151— = EXISTING MINOR CONTOUR
- E— = EXISTING EASEMENT
- R— = EXISTING RIGHT-OF-WAY
- S— = EXISTING SIDEWALK
- C— = EXISTING CURB
- = PROPOSED CENTERLINE
- = PROPOSED RIGHT-OF-WAY
- = PROPOSED LOT LINES
- S— = PROPOSED SANITARY
- = PROPOSED STORM
- = PROPOSED STORM CATCH BASIN
- = PROPOSED STORM CLEANOUT
- = PROPOSED WATER
- FIRE— = PROPOSED FIRE LINE
- = PROPOSED MAJOR CONTOUR
- 150— = PROPOSED MINOR CONTOUR
- = PROPOSED SIDEWALK
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EXPIRES: 6/30/



| REVISIONS                | BY  |
|--------------------------|-----|
| ADDED LEGEND (8-29-22)   | JAS |
| UPDATED LEGEND (8-29-22) | JAS |
|                          |     |
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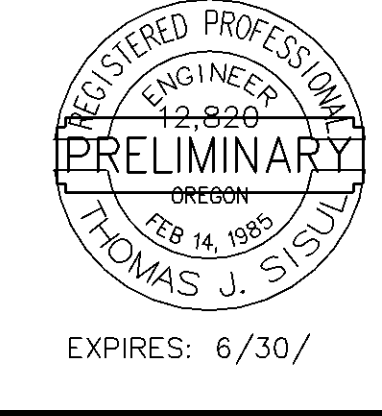
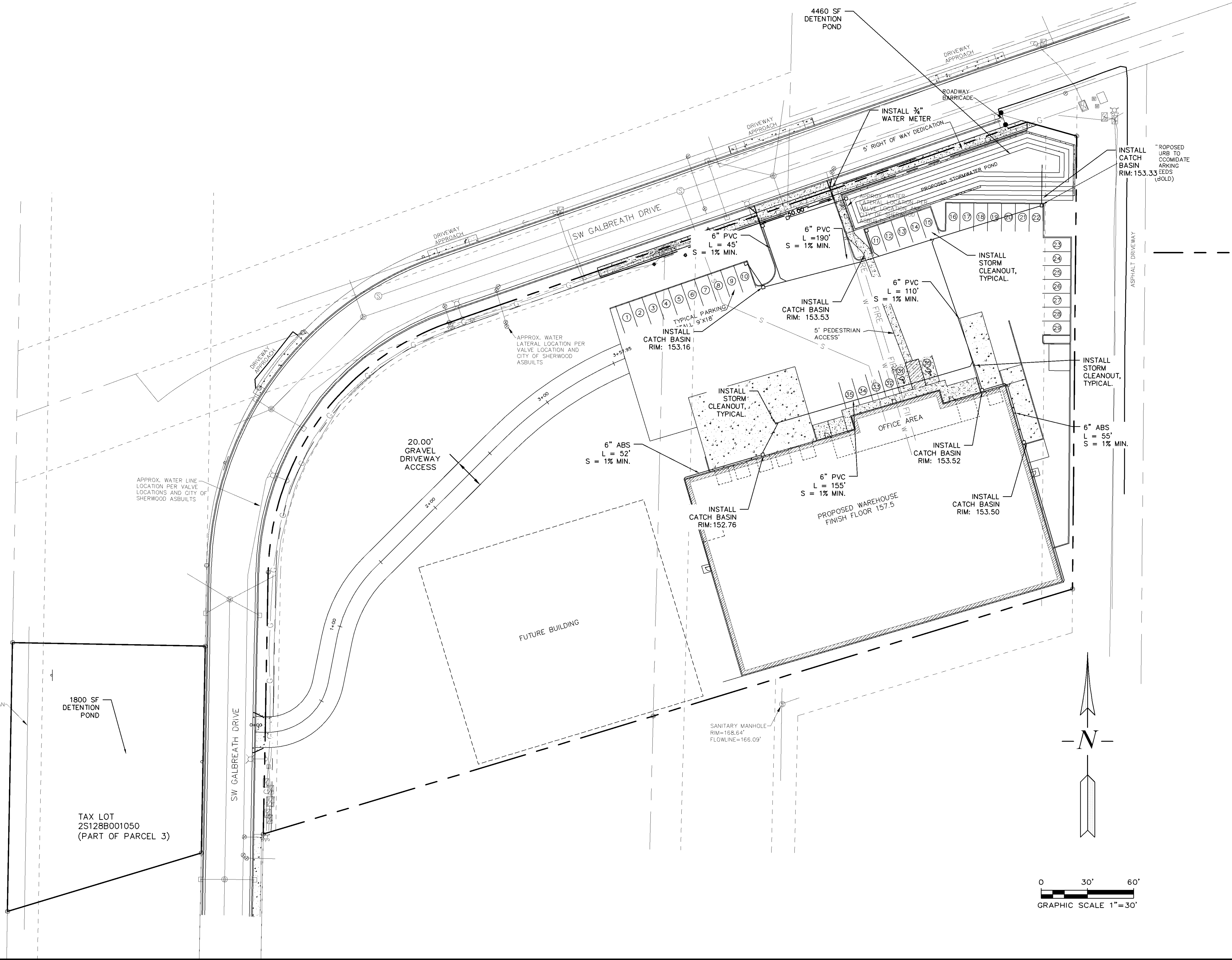
**GALBRETH INDUSTRIAL**  
RA GRAY CONSTRUCTION

**STORM**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 857-0188  
I:\H.E. 20-067 Galbreth Industrial.dwg

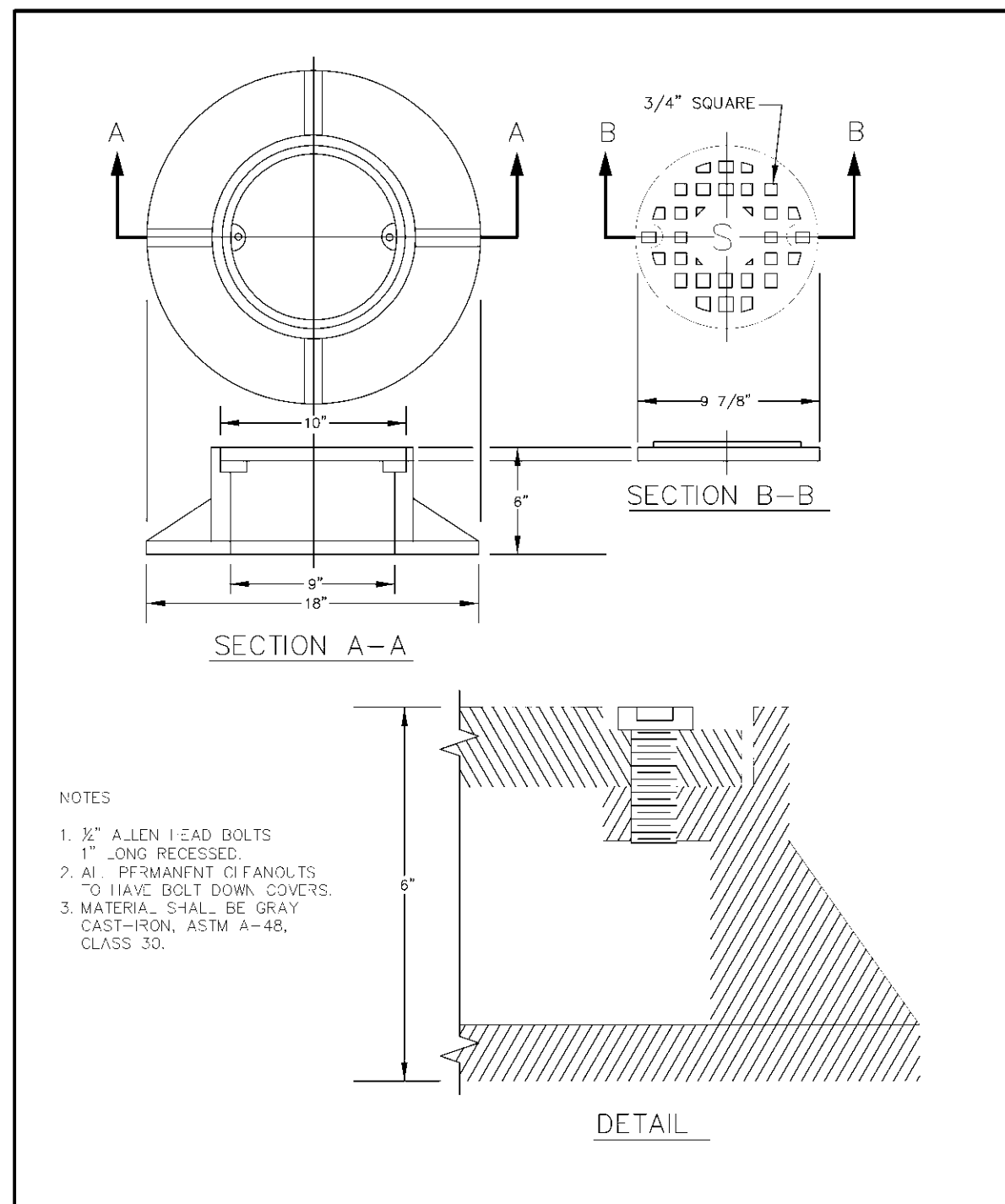
|       |           |
|-------|-----------|
| DATE  | NOV 2021  |
| SCALE | AS SHOWN  |
| DRAWN | JJM       |
| JOB   | SGL20-067 |
| SHEET | 5         |

- LEGEND:**
- = PROPERTY LINE
  - SD— = EXISTING SANITARY
  - W— = EXISTING STORM
  - = EXISTING WATER
  - OH— = EXISTING OVERHEAD UTILITIES
  - MS— = EXISTING MAJOR CONTOUR
  - m— = EXISTING MINOR CONTOUR
  - = EXISTING EASEMENT
  - = EXISTING RIGHT-OF-WAY
  - = EXISTING SIDEWALK
  - = EXISTING CURB
  - = PROPOSED CENTERLINE
  - = PROPOSED RIGHT-OF-WAY
  - = PROPOSED LOT LINES
  - S— = PROPOSED SANITARY
  - SD— = PROPOSED STORM
  - = PROPOSED STORM CATCH BASIN
  - = PROPOSED STORM CLEANOUT
  - W— = PROPOSED WATER
  - FIRE— = PROPOSED FIRE LINE
  - MS— = PROPOSED MAJOR CONTOUR
  - m— = PROPOSED MINOR CONTOUR
  - = PROPOSED SIDEWALK
  - = PROPOSED CURB
  - ⊗ = EXISTING WATER VALVE
  - ⊕ = EXISTING WATER METER
  - ⊕ = EXISTING FIRE HYDRANT
  - ⊕ = PROPOSED WATER METER
  - ⊕ = EXISTING SANITARY MANHOLE
  - ⊕ = EXISTING CLEANOUT
  - ⊕ = EXISTING UTILITY POLE
  - ⊕ = EXISTING LIGHT POLE
  - ⊕ = EXISTING CATCH BASIN
  - ⊕ = EXISTING STORM MANHOLE
  - ⊕ = ELECTRICAL RISER
  - ⊕ = ELECTRICAL VAULT
  - ⊕ = ELECTRICAL POWER PEDESTAL
  - ⊕ = TRANSFORMER
  - ⊕ = GAS RISER
  - ⊕ = COMMUNICATION PEDESTAL
  - ⊕ = PROPOSED DRIVEWAY HATCH
  - ⊕ = SIDEWALK HATCH
  - ⊕ = GRAVEL HATCH
  - ⊕ = CONCRETE HATCH

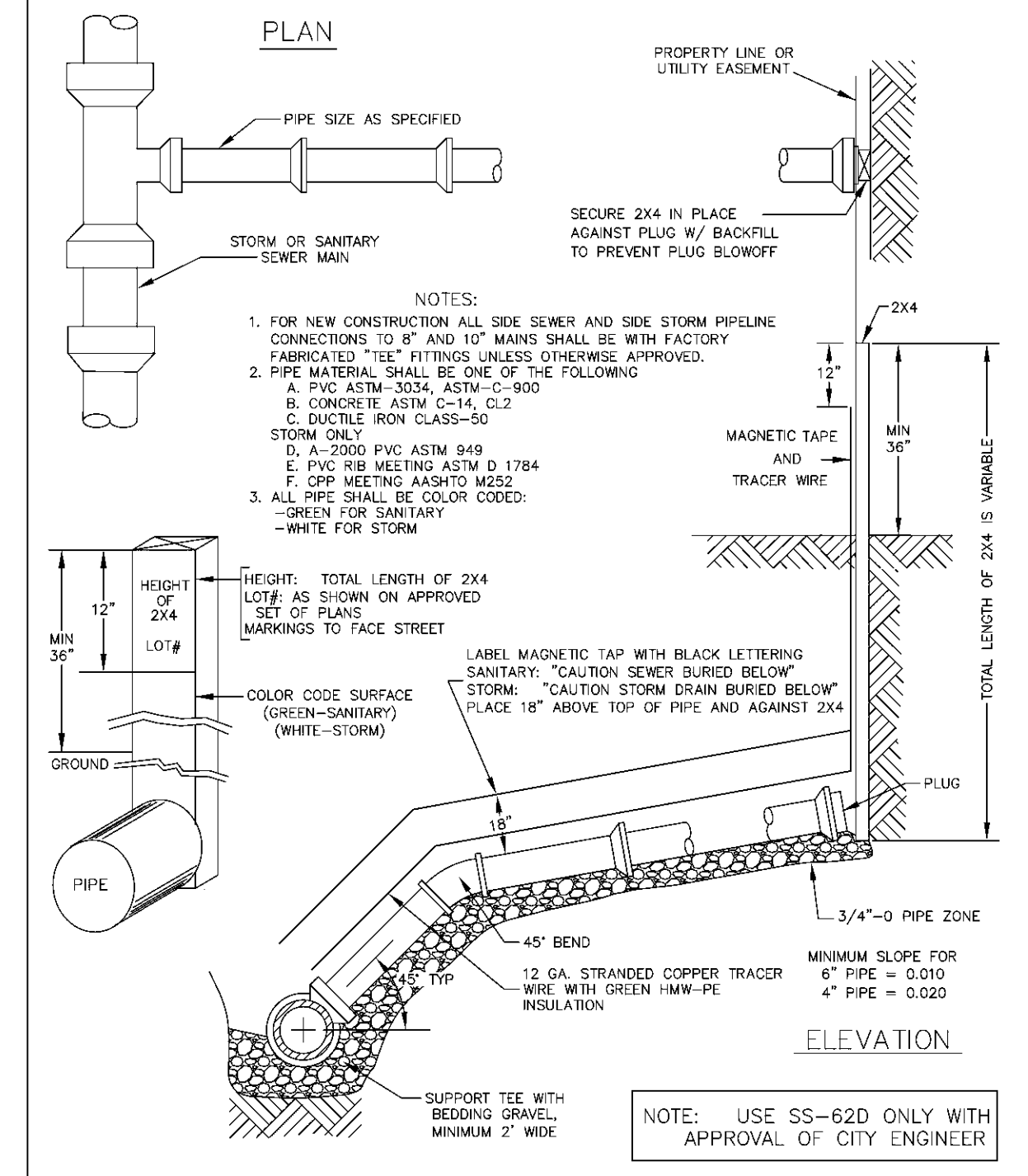


EXPIRES: 6/30/

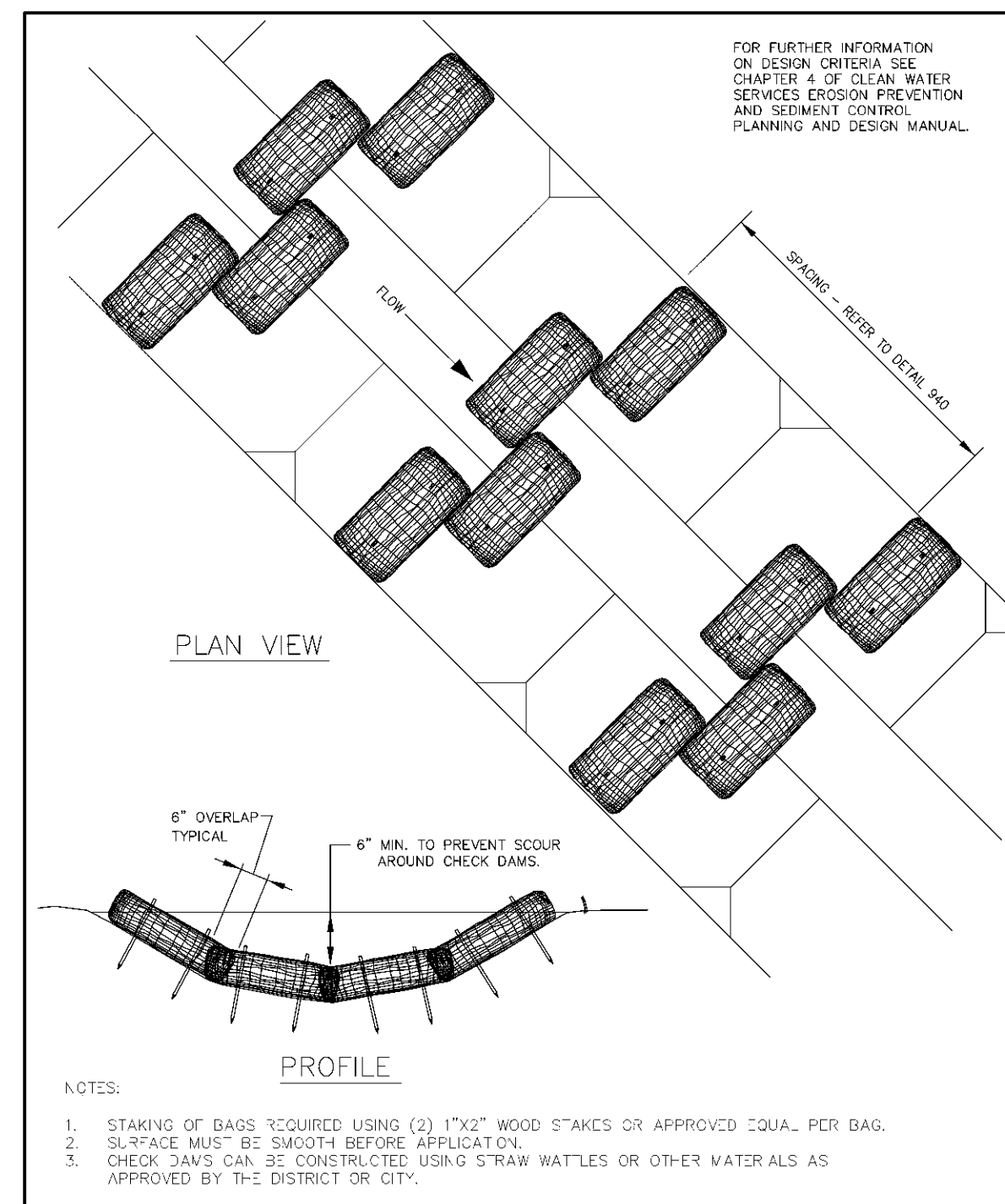




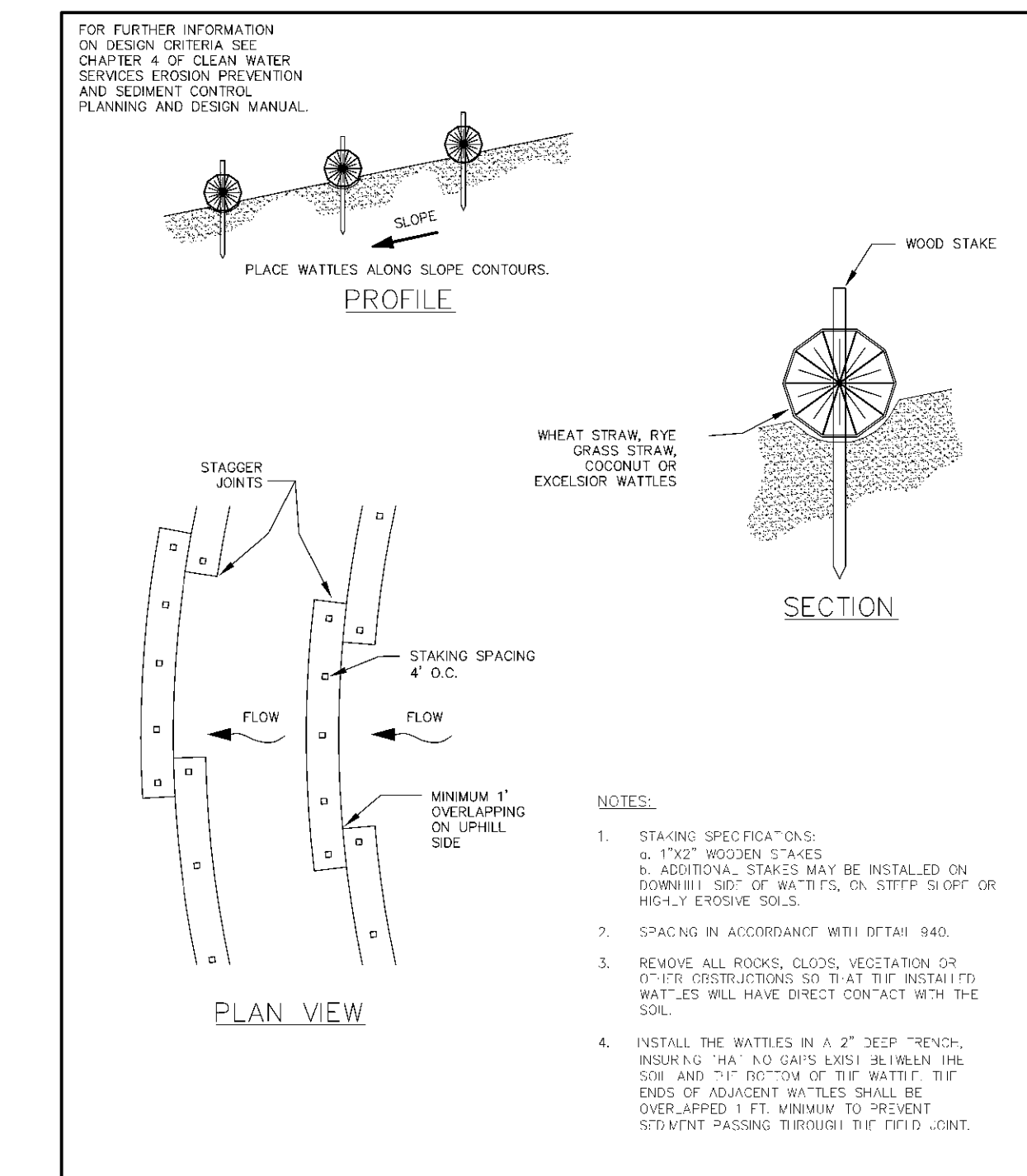
**CLEANOUT FRAME AND COVER**  
DRAWING NO. 510  
REVISED 10-31-19  
CleanWater Services



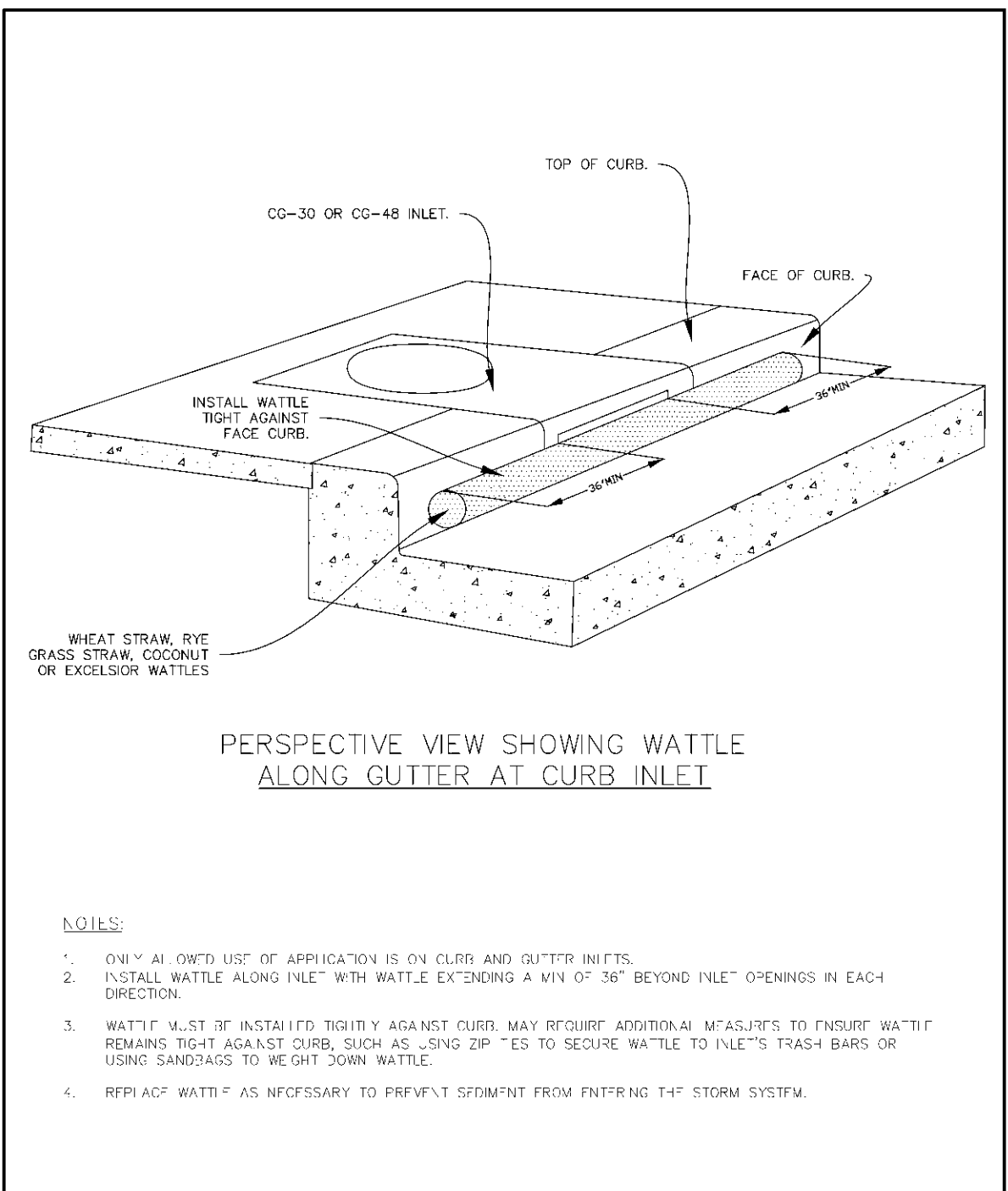
**DEEP SIDE SEWER/SIDE STORM PIPELINE**  
DRAWING NO. 511  
REVISED 10-31-19  
CleanWater Services



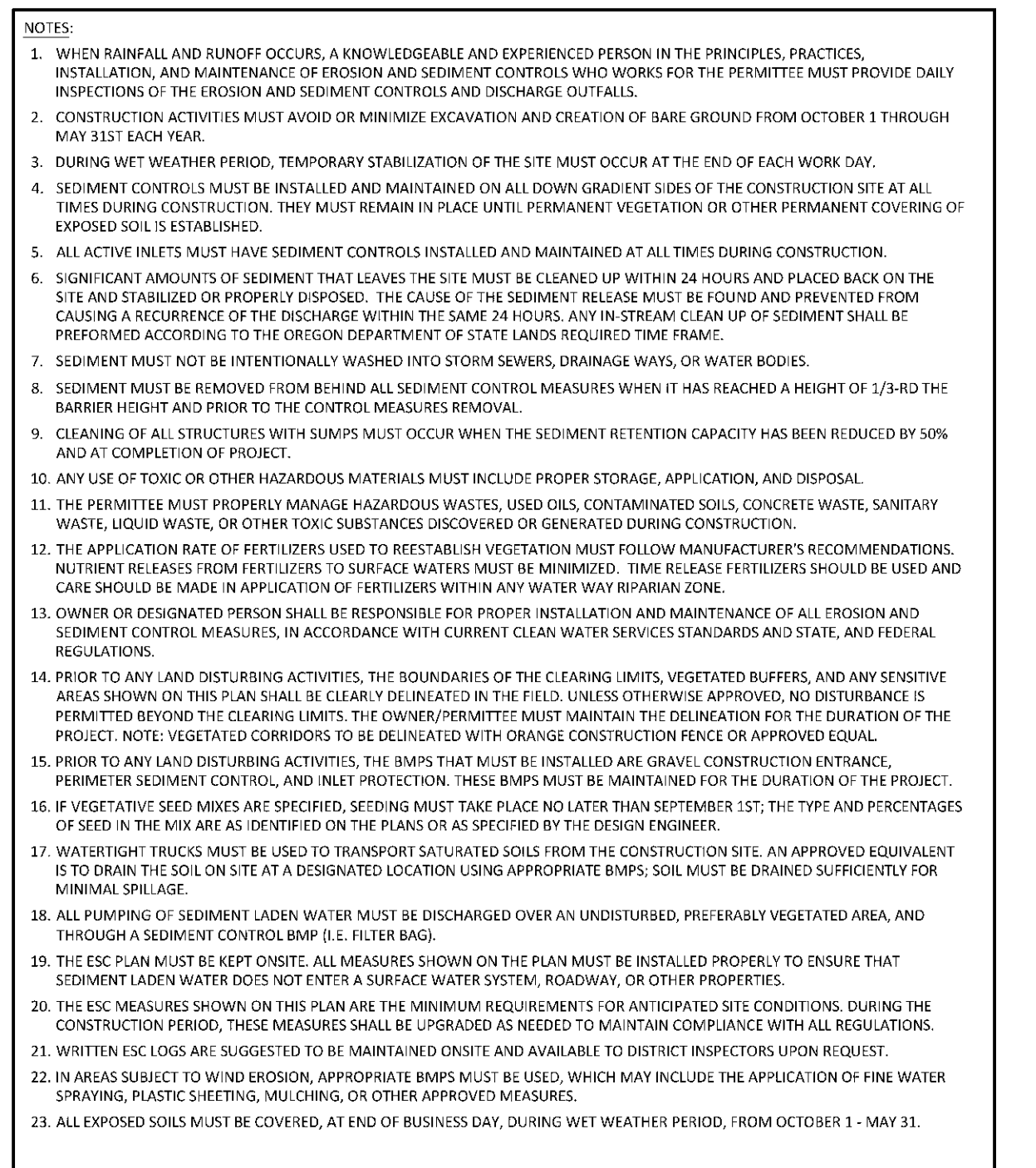
**CHECK DAM BIO-FILTER BAG**  
DRAWING NO. 845  
REVISED 10-31-19  
CleanWater Services



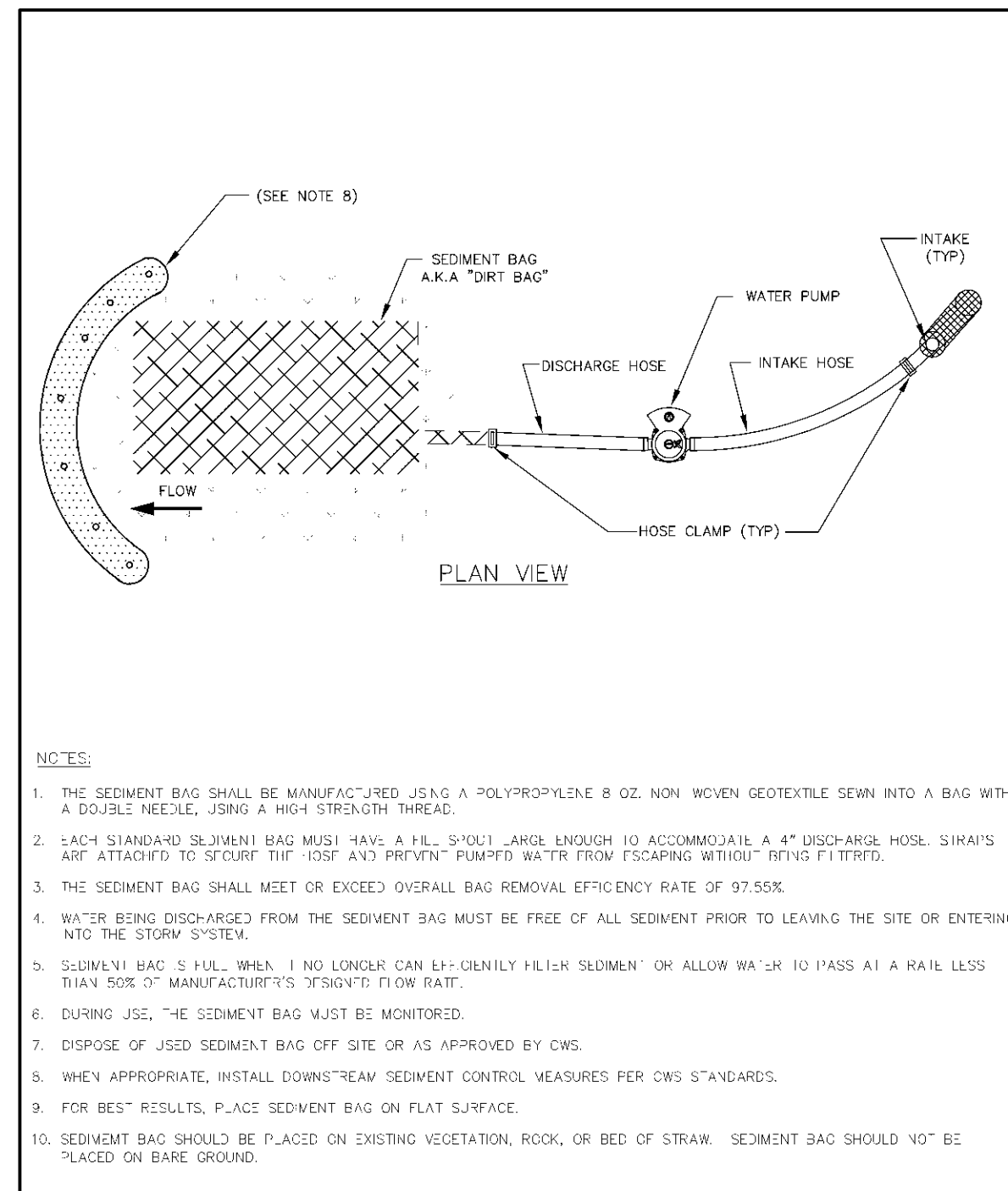
**WATTLES**  
DRAWING NO. 880  
REVISED 03-31-19  
CleanWater Services



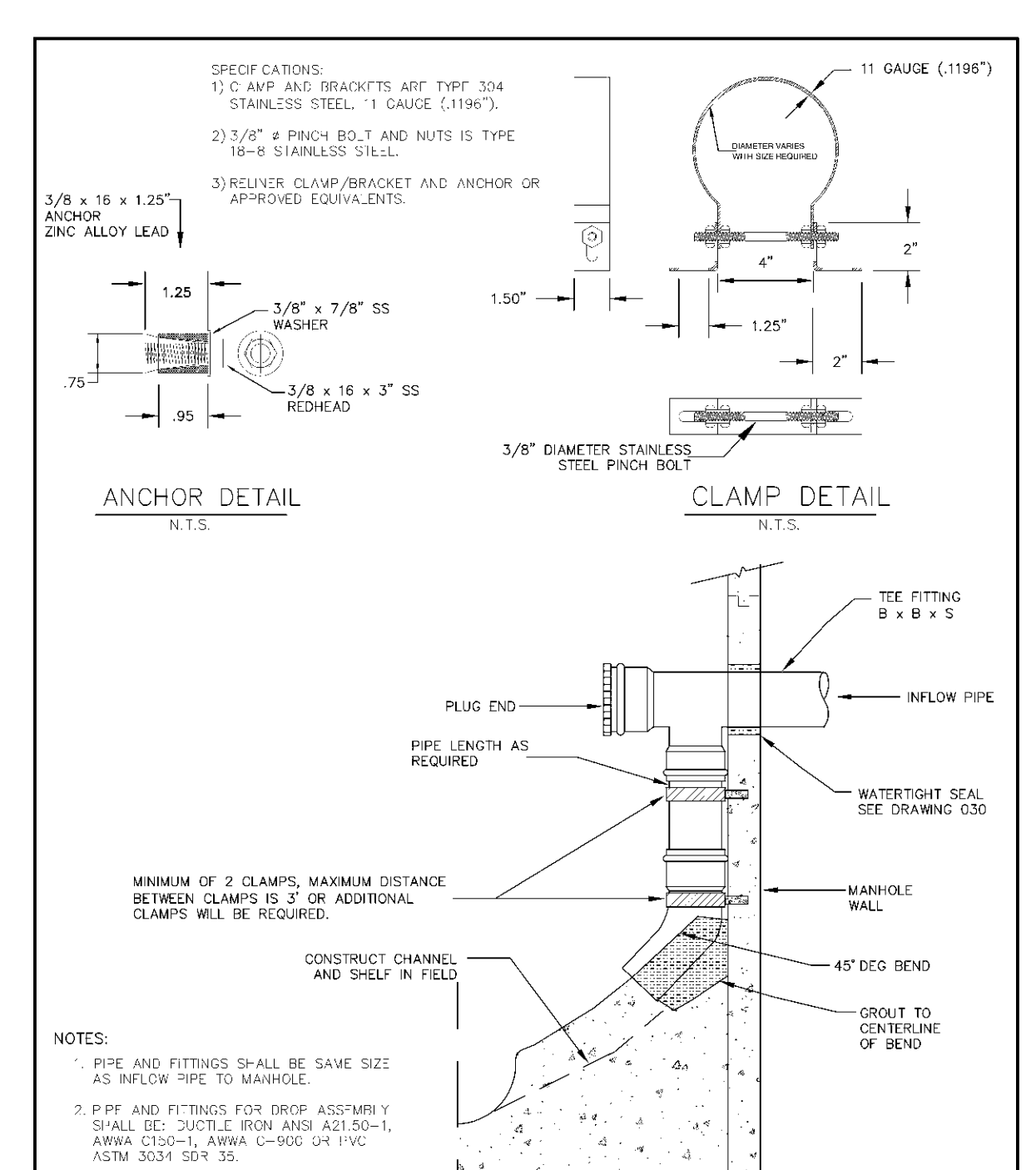
**CURB AND GUTTER INLET PROTECTION**  
DRAWING NO. 905  
REVISED 10-31-19  
CleanWater Services



**STANDARD EROSION CONTROL NOTES FOR SITES LESS THAN 1 ACRE**  
DRAWING NO. 945  
REVISED 10-31-19  
CleanWater Services



**SEDIMENT BAG**  
DRAWING NO. 950  
REVISED 10-31-19  
CleanWater Services



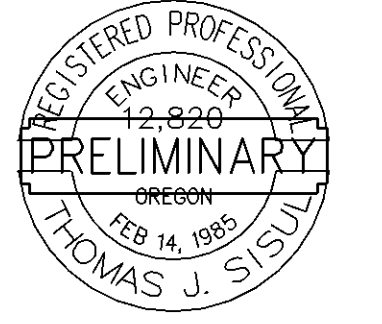
**MECHANICAL INSIDE DROP MANHOLE**  
DRAWING NO. 060  
REVISED 10-31-19  
CleanWater Services

| REVISIONS | BY |
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**GALBRETH INDUSTRIAL**  
RA GRAY CONSTRUCTION

**DETAILS**

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
FILE: 20-067 Galbreth Industrial.dwg



|       |           |
|-------|-----------|
| DATE  | NOV 2021  |
| SCALE | AS SHOWN  |
| DRAWN | JJM       |
| JOB   | SGL20-067 |
| SHEET | <b>C6</b> |
| OF    | SHEETS    |

EXPIRES: 6/30/



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |

**Barker**  
cabinets

SHEET CONTENT  
**FLOOR PLAN**

PO BOX 1000  
SHERWOOD, OR 97140  
PH: 503-692-4675  
FAX: 503-692-9292  
CCB# 198759



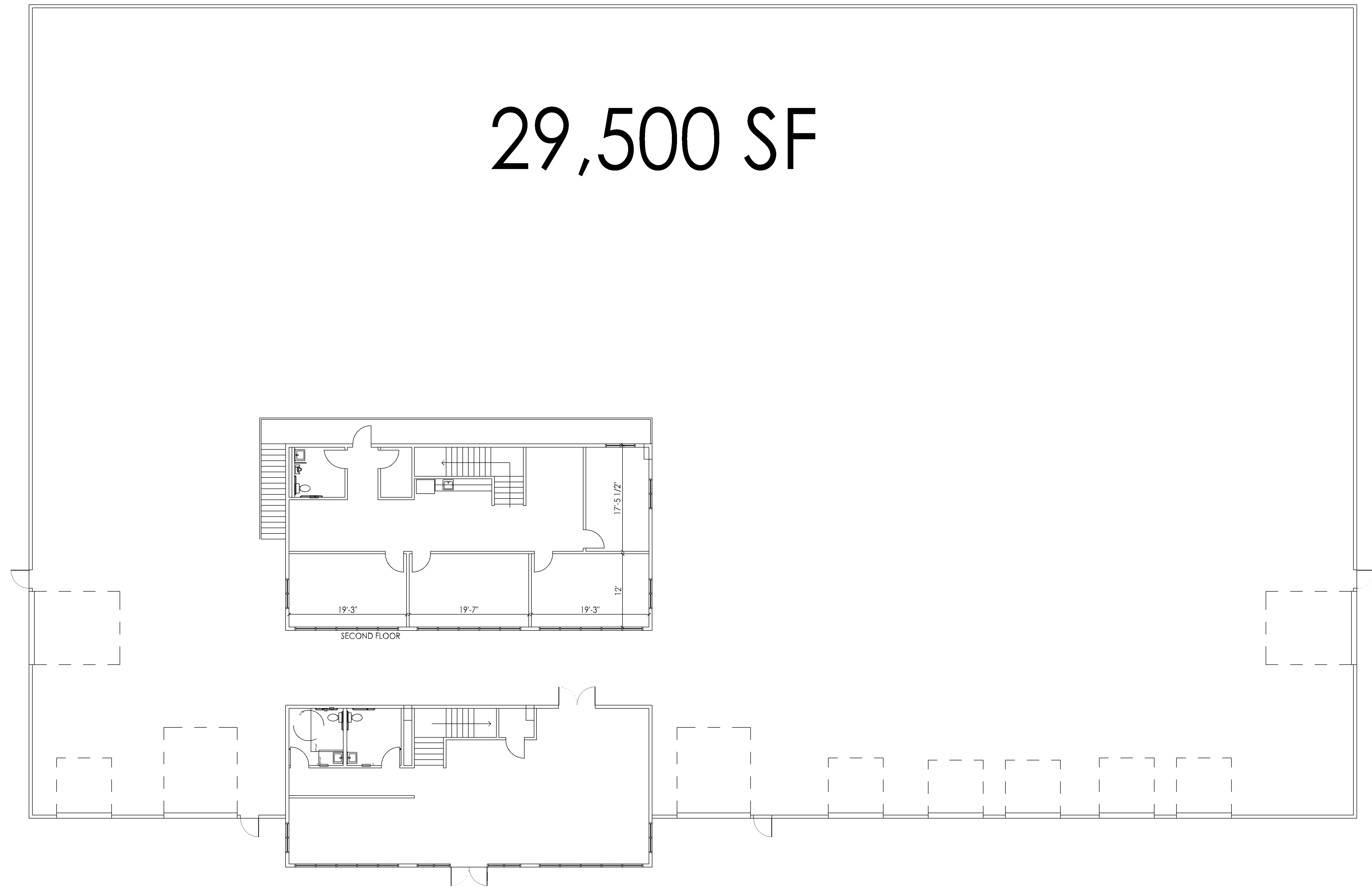
DATE  
4/19/22

DRAWN  
AJM

JOB  
2107

SHEET  
**A1.0**

**29,500 SF**

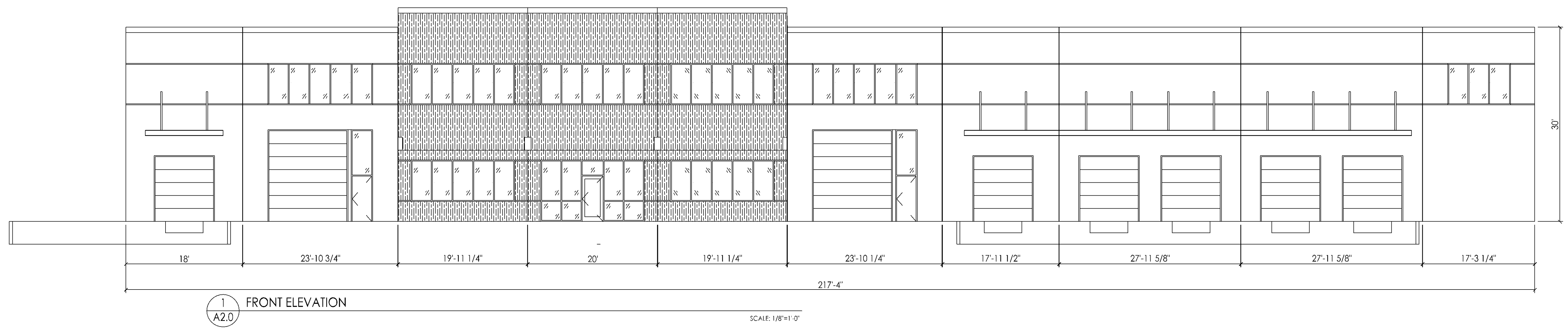


1 FLOOR PLAN  
A1.0

SCALE: 1/8"=1'-0"



| REVISIONS | BY |
|-----------|----|
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|           |    |

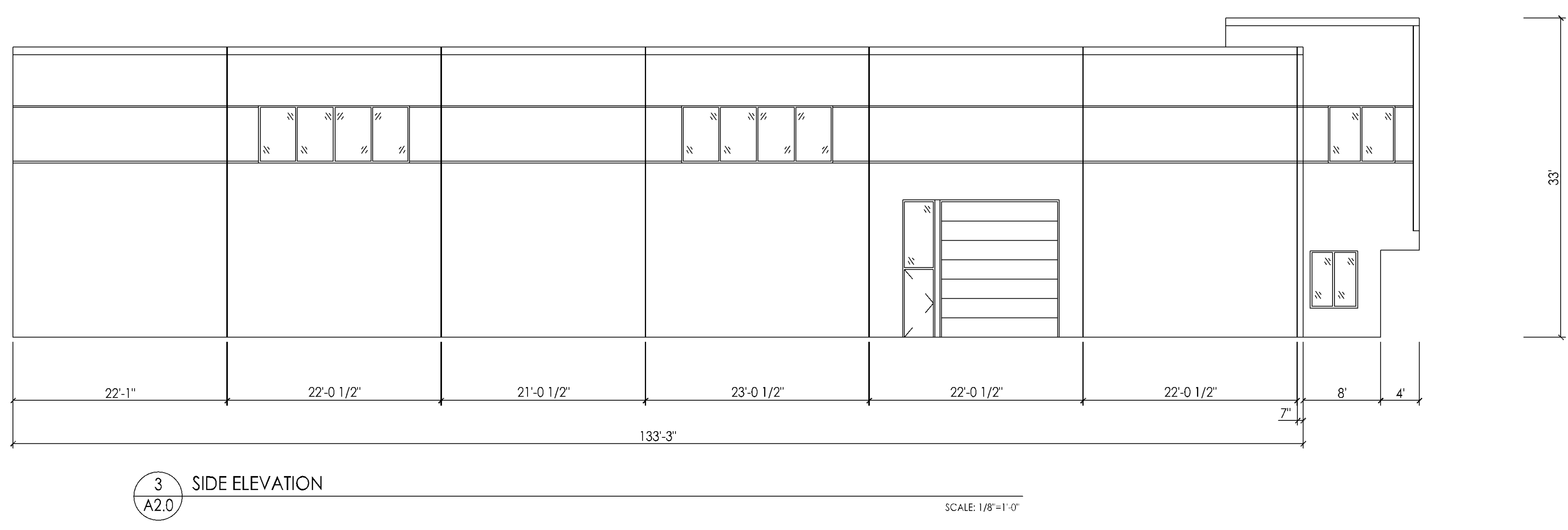
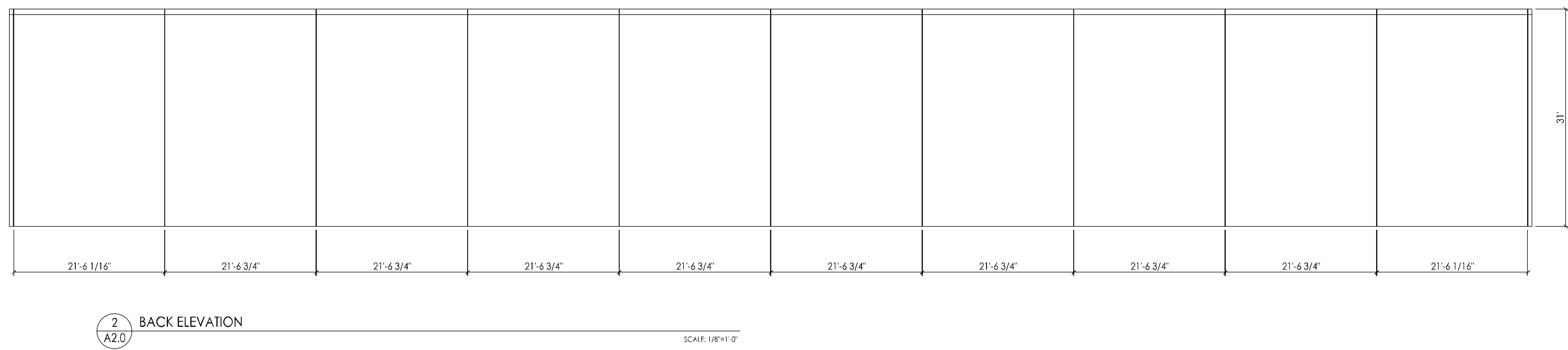


**Barker**  
cabinets

SHEET CONTENT  
**ELEVATIONS**

PO BOX 1000  
SHERWOOD, OR 97140  
PH: 503-692-4675  
FAX: 503-692-9292  
CONSTRUCTION CCB# 198759

DATE 4/19/22  
DRAWN AJM  
JOB 2107  
SHEET A2.0



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |

**Barker**  
cabinets

SHEET CONTENT  
**LANDSCAPING**

PO BOX 1000  
SHERWOOD, OR 97140  
PH: 503-692-4675  
FAX: 503-692-9292  
CCB# 198759

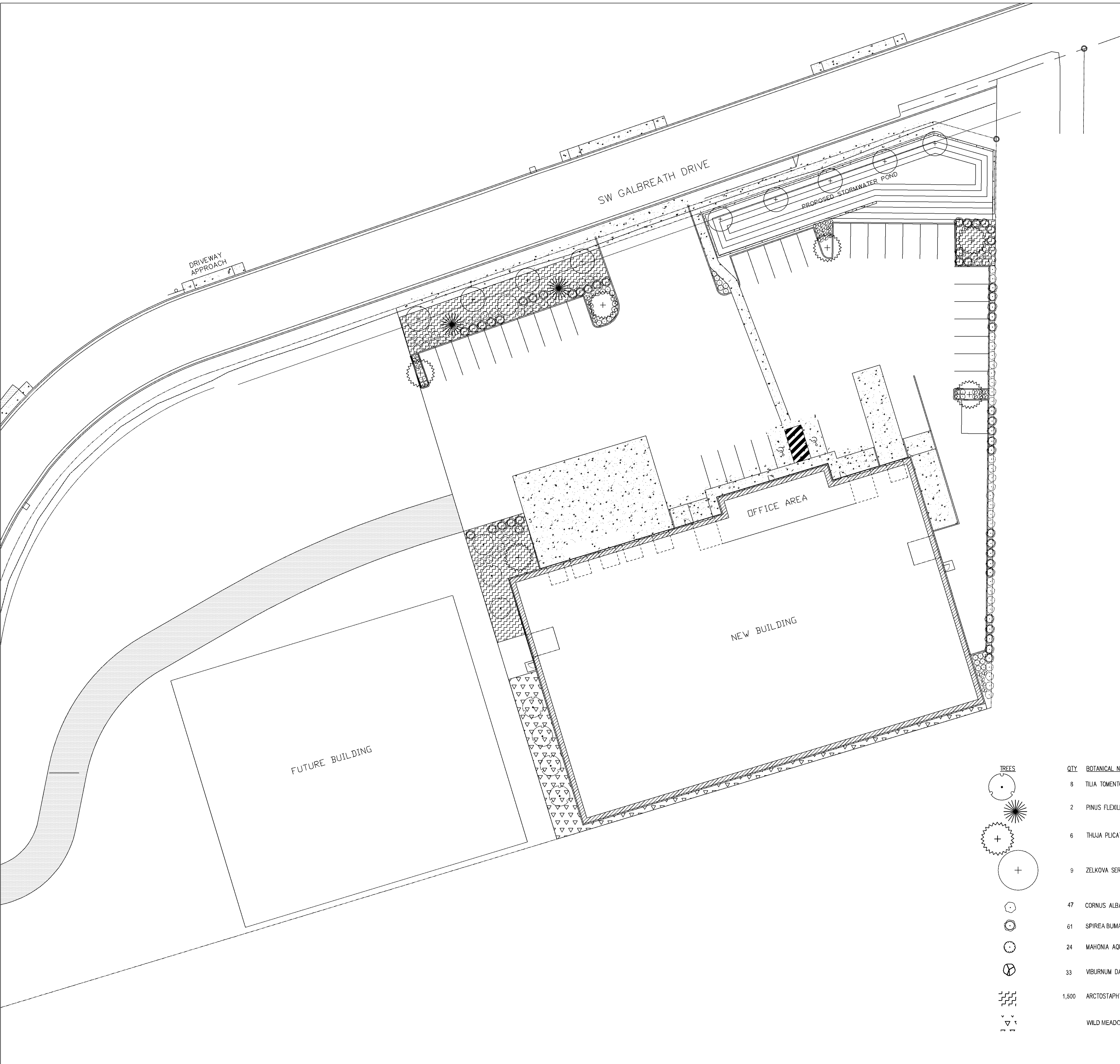
**GRAY**  
CONSTRUCTION

DATE  
4/19/22

DRAWN  
AJM

JOB  
2107

SHEET  
**L1.0**



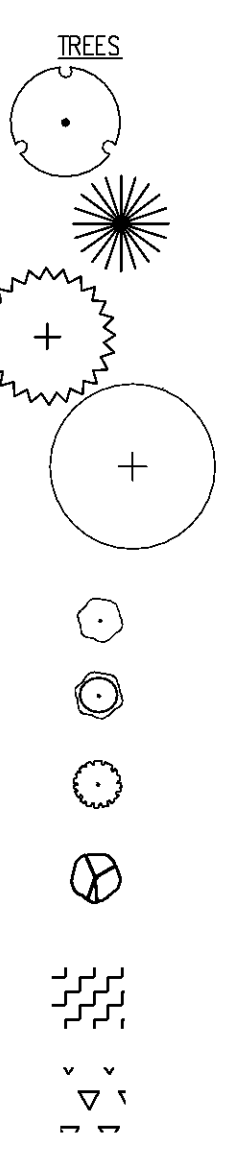
LANDSCAPE CALCULATIONS  
TOTAL SITE AREA = 81,800 SF  
TOTAL LANDSCAPE AREA = 13,191 SFTOTAL  
PARKING LOT INTERIOR LANDSCAPE = 1,938 SF

PARKING LOT TREE CALCULATIONS  
37 PARKING SPACES  
1 LARGE TREE PER 4 SPACES, 1 MEDIUM PER 3 SPACES, 1 SMALL PER 2 SPACES  
6 LARGE TREES, 8 MEDIUM TREES, 2 SMALL TREES PROVIDED  
GREATER THAN 5% ARE CONIFERS, 12% PROVIDED

PARKING LOT SHRUB CALCULATIONS  
37 PARKING SPACES X 45 SF = 1,665 SF  
1,938 SF PARKING LOT INTERIOR LANDSCAP PROVIDED  
37 STALLS X 2 = 74 SHRUBS REQUIRED  
GREATER THAN 74 SHRUBS PROVIDED, 82 PROVIDED

TREE CANOPY CALCULATIONS  
SITE AREA 81,800 SF X 0.30 = 24,540 SF TREE AREA CANOPY AREA REQUIRED

GREEN VASE ZELKOVA = 40' - 1,257 SF X 9 = 11,313 SF  
WESTERN RED CEDAR = 30' - 707 SF X 6 = 4,242 SF  
STERLING SILVER LINDEN = 40' - 1,257 SF X 8 = 10,056 SF  
VANDERWOLF PYRAMID PINE = 15' X 177 SF X 2 = 354 SF  
TOTAL = 25,965 SF PROVIDED



| QTY   | BOTANICAL NAME                        | COMMON NAME                 | SIZE/CONTAINER       | SPACING  |
|-------|---------------------------------------|-----------------------------|----------------------|----------|
| 8     | TILIA TOMENTOSA 'STERLING'            | STERLING SILVER LINDEN      | 2" CAL B&B/6' HT MIN | AS SHOWN |
| 2     | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMID PINE   | 6' HT. B&B           | AS SHOWN |
| 6     | THUJA PLICATA                         | WESTERN RED CEDAR           | 6' HT. B&B           | AS SHOWN |
| 9     | ZELKOVA SERRATA 'GREEN VASE'          | GREEN VASE ZELKOVA          | 2" CAL B&B/6' HT MIN | AS SHOWN |
| 47    | CORNUS ALBA 'ARGENTEO-MARGINATA'      | EUROPEAN VARIEGATED DOGWOOD | 5 GAL. CONT.         | 60" o.c. |
| 61    | SPIREA BUMALDA 'GOLD FLAME'           | GOLD FLAME SPIREA           | 3 GAL. CONT.         | 36" o.c. |
| 24    | MAHONIA AQUIFOLIUM                    | OREGON GRAPE                | 2 GAL. CONT.         | 48" o.c. |
| 33    | VIBURNUM DAVIDII                      | DAVID VIBURNUM              | 2 GAL. CONT.         | 36" o.c. |
| 1,500 | ARCTOSTAPHYLOS UVA-URSIS              | KINNIKINICK                 | 1 GAL. CONT.         | 30" o.c. |
|       | WILD MEADOW GRASS SEED MIX            |                             |                      |          |