SHERWOOD INDUSTRIAL PARK

PHASE 3 BLDGS 5 & 6
SW CENTURY DRIVE, SHERWOOD, OR

SHEET INDEX

OWNER/DEVELOPER

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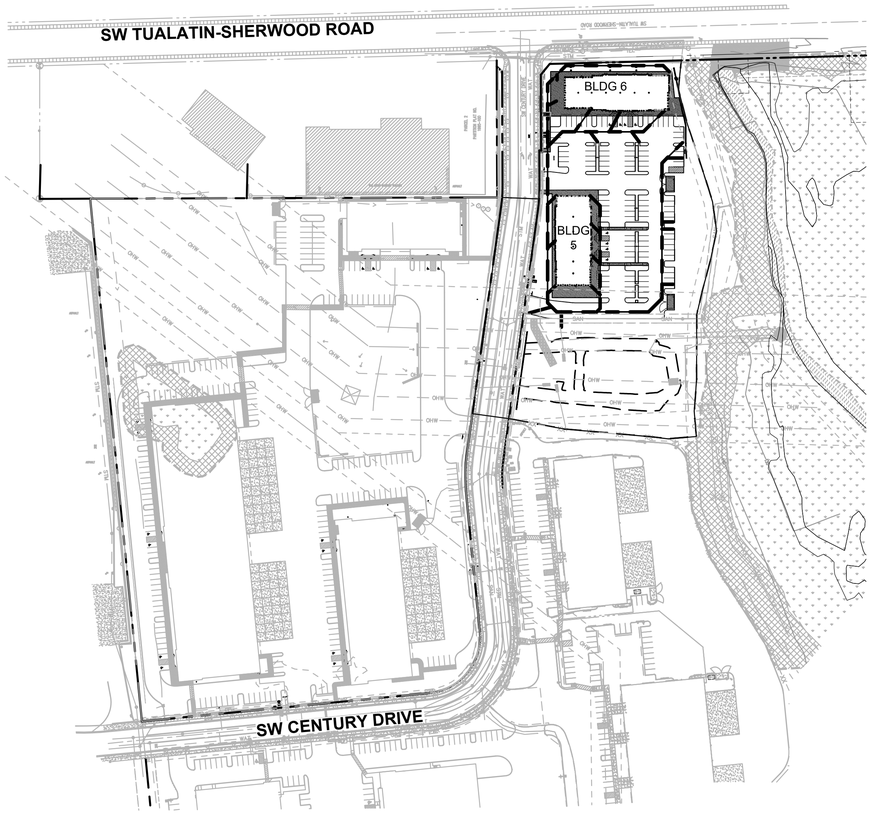
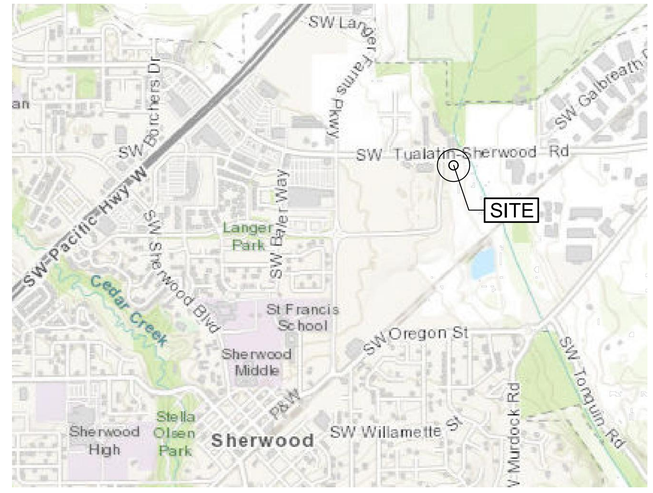
E-MAIL: clint@nwsrvy.com





SITE MAP
SCALE: NTS

WASHINGTON COUNTY TAX LOT NO.

TAX LOT 2S129D000150

SITE ADDRESS

15028 SW CENTURY DRIVE, SHERWOOD, OR 97140

SITE ZONING

LIGHT INDUSTRIAL (LI)

SUBJECT SITE AREA NOTE

PROJECT LOT AREA = 4.07 AC (PHASE 3)

BENCH MARK, DATUM ELEVATION

ELEVATIONS AND CONTOURS ARE BASED ON WASHINGTON COUNTY BENCHMARK NUMBER 103. THE BENCHMARK IS A 3" BRASS DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE R/R CROSSING, AND HAS AN ELEVATION OF 171.38 FEET ON THE NGVD 1929 DATUM.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS WASHINGTON COUNTY SURVEY NO. 28065

TOWNSHIP, RANGE, AND SECTION

SE 1/4 OF SEC 29 T2S R1W, W.M.

Architecture ▪ Interiors
Planning ▪ Engineering

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MACKENZIE
DESIGN DRIVEN | CLIENT FOCUSED

Client
ORWA SHERWOOD, LLC

8320 NE HIGHWAY 99
VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
CIVIL COVER SHEET

DRAWN BY: ABP

CHECKED BY: RLF

SHEET:
C0.00

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

PUBLIC TRANSPORTATION GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICE OF THE CITY OF SHERWOOD AND THE CURRENT EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PREPARED BY ODOT AND APWA.
2. CURRENT CITY OF SHERWOOD TRANSPORTATION SERVICES STANDARD DETAILS SHALL BE UTILIZED IN THE CONSTRUCTION OF THE TRANSPORTATION ELEMENTS OF THESE PLANS.
3. STREET SIGNING AND STRIPING SHALL BE INSTALLED BY THE DEVELOPER. ALL STREET SIGNS AND STRIPING SHALL BE INSTALLED PER THE MUTCD.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.
5. PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER,. ALL PAVING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
6. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS WILL REQUIRE A REQUEST FROM THE APPLICANT'S ENGINEER AND APPROVAL FROM THE CITY'S ENGINEER.
7. ALL PAVEMENT SHALL BE STRAIGHT CUT PRIOR TO PAVING. EXISTING PAVEMENT SHALL BE REMOVED AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FOR BOTH RIDE AND DRAINAGE.
8. ALL ADA PEDESTRIAN RAMPS SHOWN ON THE PLANS AND ON THE DETAIL SHEETS SHALL BE CONSTRUCTED WITH THE PROJECT. WHERE THE SIDEWALK ENDS AT THE PROPERTY LINE, A PEDESTRIAN RAMP SHALL BE PROVIDED TO ACCOMMODATE WHEEL CHAIR ACCESS.
9. SUBGRADE PREPARATION DURING WET OR WINTER TIME CONSTRUCTION IS USUALLY/OFTEN NOT FEASIBLE. A WET OR WINTER TIME PLAN SHALL BE SUBMITTED TO CITY OF SHERWOOD, DEVELOPMENT ENGINEERING STAFF FOR REVIEW AND APPROVAL IF THE CONTRACTOR PLANS TO COMMENCE WITH CONSTRUCTION DURING WET WEATHER CONDITIONS. IF PAVING FROM OCTOBER 15TH TO MARCH 30TH, A WET WEATHER SUBGRADE PREPARATION PLAN IS REQUIRED. THE SUBGRADE MUST BE OVER EXCAVATED AND A GEOTEXTILE LINER USED. THE INSPECTOR SHALL APPROVE A COMPLETE PROOF ROLL TEST ON BOTH SIDES OF THE STREET.
10. ALL TRAFFIC SIGNALS SHALL REMAIN IN OPERATION DURING CONSTRUCTION ACTIVITIES, EXCEPT AS INDICATED ON THE PLANS. ANY DAMAGE CAUSED BY THE CONTRACTOR OR ANY OF ITS AFFILIATES TO THE EXISTING TRAFFIC SIGNAL CONDUIT, WIRING, POLES, MAST ARMS, SIGNAL INDICATIONS, LOOP DETECTORS, AND OTHER RELATED COMPONENTS SHALL BE REPORTED WITHIN 24 HOURS UNLESS OTHERWISE APPROVED BY ENGINEER. IF THIS REPAIR CAN NOT BE COMPLETED IN ALLOTTED TIME, WORK WILL BE DONE BY THE CITY OR ITS DESIGNEE AND ALL COSTS INCLUDING ANY OVERHEAD COSTS SHALL BE INVOICED TO THE CONTRACTOR.
11. CONTRACTOR SHALL REPORT ALL DAMAGE IMMEDIATELY TO THE CITY'S ENGINEERING DEPARTMENT.

DEMOLITION NOTES

1. INSTALL EROSION CONTROL MEASURES AND TEMPORARY FENCING PRIOR TO ANY DEMOLITION ACTIVITIES.
2. DEMOLISH AND REMOVE ALL STRUCTURES AND ASSOCIATED FEATURES (APPURTENANCES), AS SHOWN.
3. DEMOLISH ALL PAVED AREAS ON SITE AS SHOWN, DOWN TO NATIVE SUBGRADE.
4. ALL VEGETATION AND DELETERIOUS MATERIALS WITHIN THE LIMITS OF WORK SHALL BE STRIPPED AND REMOVED FROM THE SITE PRIOR TO GRADING WORK, UNLESS NOTED OTHERWISE (I.E. PROTECTED TREES).
5. PROTECT ALL EXISTING LANDSCAPING AT AND BEYOND LIMITS OF WORK.
6. PROTECT ALL UNDERGROUND UTILITY SERVICES AND CONDUIT UNLESS NOTED OTHERWISE.
7. WHERE APPLICABLE, VERIFY DISCONNECT OF GAS AND ELECTRIC WITH UTILITY. CUT/CAP UTILITY SERVICES (STORMWATER AND SANITARY WITHIN 5 FEET OF EDGE OF R.O.W.) CAP WATERLINE ON OWNER'S SIDE OF METER AND PERFORM OTHER DEMOLITION TASKS AS REQUIRED. ADDITIONAL REMOVALS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CONTRACTOR SHALL CONFIRM ACCORDINGLY PRIOR TO BID.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE LOCAL JURISDICTION AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
2. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN IS BASED ON A SURVEY BY OTHERS AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
3. CONTRACTOR MUST COMPLY WITH LOCAL AND STATE REQUIREMENTS TO NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
5. REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
6. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT.
7. CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH AS-BUILT PLANS AT LEAST 2 WEEKS PRIOR TO REQUIRING AGENCY SIGN OFF ON PERMITS FOR OCCUPANCY.

CONSTRUCTION NOTES

1. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR SHALL PREPARE AND PROVIDE SUBMITTAL FOR APPROVAL BY ARCHITECTURAL AND ENGINEERING TEAM MEETING CODE MINIMUM LIGHTING LEVELS AND INCLUDING POLE FOUNDATION DESIGN. REFER TO PERFORMANCE SPECIFICATIONS FOR SITE ELECTRICAL FOR MORE INFORMATION.
3. CONTRACTOR MAY ATTEMPT TO REMOVE EXISTING CURB & GUTTER WITHOUT DAMAGING EDGE OF ASPHALT. IF ASPHALT EDGE IS NOT DAMAGED AND MEETS THE APPROVAL OF THE CITY INSPECTOR, CONTRACTOR MAY POUR NEW CURB & GUTTER AGAINST EXISTING ASPHALT EDGE. IF ASPHALT EDGE IS DAMAGED, CONTRACTOR SHALL SAWCUT ASPHALT 3' FROM FACE OF CURB AND REPAVE.

GRADING NOTES

1. ROUGH GRADING: ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS.
2. FINISH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, HARDSCAPE FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. SOFTSCAPE GRADES (INCLUDING ADDITIONAL DEPTH OF TOPSOIL) SHALL BE SET 6 INCHES BELOW BUILDING FINISHED FLOORS WHERE ABUTTING BUILDINGS, 1-2 INCHES WHERE ABUTTING WALKWAYS OR CURBS, OR MATCHING OTHER SOFTSCAPE GRADES. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.
3. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
4. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE LOCAL AGENCY AND STATE AGENCY REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
5. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE ENGINEER AND/OR GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
6. SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION.
8. 2% MAXIMUM SLOPE AT ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES.
9. 5% MAXIMUM SLOPE (8.33% FOR DESIGNATED RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.

UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF LOCAL AGENCY, THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
4. ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
5. ALL DOWNSPOUT LEADERS TO BE 4 INCHES AT 1.0% MINIMUM UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
7. IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
8. IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS.
9. SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
10. CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE.
11. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE TO VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
12. CONTRACTOR SHALL SCOPE ALL PRIVATE ONSITE GRAVITY SYSTEM LINES THAT ARE BEING CONNECTED TO FOR PROPOSED SERVICE. SCOPING SHALL OCCUR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH AS-BUILT RECORDS/SURVEY FINDINGS OR IF THE EXISTING UTILITIES ARE DAMAGED OR SHOW SIGNS OF SIGNIFICANT DETERIORATION. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH VIDEO RECORDS, ALONG WITH A SKETCH IF THE LOCATIONS DIFFER FROM AS-BUILT PLANS OR SURVEY FINDINGS.
13. PRODUCT MATERIAL SUBMITTALS FOR REVIEW BY THE ENGINEER SHALL BE ACCOMPANIED BY A MANUFACTURER'S CERTIFICATION THAT THE PRODUCT IS CAPABLE OF MEETING PERFORMANCE EXPECTATIONS (I.E. - WATERTIGHT, MINIMUM/MAXIMUM BURIAL, PREVENTION OF GROUNDWATER INTRUSION, ETC.) BASED ON THEIR REVIEW OF THE PROJECT PLANS. IN THE ABSENCE OF A MANUFACTURER'S CERTIFICATION, THE GENERAL CONTRACTOR'S REVIEW STAMP SHALL CONSTITUTE THAT THEY HAVE PERFORMED THE NECESSARY REVIEW TO CERTIFY THE PRODUCT'S CONFORMANCE TO PROJECT SPECIFICATIONS AND GENERAL EXPECTATIONS.

EROSION CONTROL NOTES

1. HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE LOCAL AGENCY INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE ANY LAND IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
3. THE EROSION CONTROL DRAWING IS FOR GENERAL GUIDANCE ONLY. THE CONTRACTOR SHALL KEEP THE PLAN CURRENT FOR ALL PHASES OF CONSTRUCTION AND MEET ALL CITY LOCAL AGENCY EROSION/SEDIMENT CONTROL REQUIREMENTS. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, THE PLANS, AND THE PROJECT SPECIFICATIONS.
4. CONSTRUCT EROSION CONTROL IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. METHOD OF INSTALLATION FOR SEDIMENT FENCE SHALL NOT CAUSE DAMAGE TO VEGETATED SLOPE EXCEPT AT POINT OF INSTALLATION. SIDECAST MATERIAL SHALL BE KEPT TO A MINIMUM AND SHALL BE TO THE UPHILL SIDE OF THE SEDIMENT FENCE. THE FENCE SHALL BE INSTALLED AT LEAST 4 FEET FROM ADJACENT TREES.
6. ALL EROSION CONTROL DEVICES SHALL BE EXAMINED AND REPAIRED AFTER EACH STORM OCCURRENCE, AND INLETS SHALL BE CLEANED OF SEDIMENT WHENEVER NECESSARY.
7. HYDROSEED AND MULCH ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE INSPECTOR.
8. THE CONTRACTOR SHALL LIMIT CONSTRUCTION TRAFFIC TO PAVED AREAS TO PREVENT AND MINIMIZE SEDIMENT TRACKING OFF-SITE. CONTRACTOR SHALL SWEEP OR VACUUM PAVED AREAS IF SEDIMENT ACCUMULATION OCCURS. DO NOT TRACK SEDIMENT TO THE PUBLIC STREET.
9. INSTALL TEMPORARY EROSION PREVENTION SUCH AS JUTE NETTING OR GEOTEXTILE ON DISTURBED AREAS STEEPER THAN 4H:1V.
10. STAGING AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION.

SITE WORK NOTES

1. ALL CURB RADII TO BE 3 FEET UNLESS NOTED OTHERWISE.
2. STAIR RISERS TO BE 4 INCH MINIMUM AND 7 INCH MAXIMUM. ALL RISERS TO BE THE SAME HEIGHT, EXCEPT THE BOTTOM RISER MAY VARY BETWEEN THE MINIMUM AND MAXIMUM TO MATCH GRADE.
3. GUARDRAIL SHALL BE INSTALLED WHEREVER A PEDESTRIAN WALKING PATH IS WITHIN 36 INCHES OF A VERTICAL DROP OF 30 INCHES OR GREATER. GUARDRAIL SHALL BE 42 INCHES MINIMUM HEIGHT AND MEET THE REQUIREMENTS OF THE LOCAL BUILDING CODE.

ABBREVIATIONS

℄	CENTER LINE
ℙ	PROPERTY LINE
AC	ASPHALT CONCRETE
BC	BOTTOM OF CURB ELEVATION
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF STEP ELEVATION
BW	BACK OF WALK ELEVATION
CB	CATCH BASIN
CI	CAST IRON
CO	CLEANOUT
COV	CITY OF VANCOUVER
CLR	CLEAR
CVR	COVER
DDCV	DOUBLE DETECTOR CHECK VAVLE
DI	DUCTILE IRON
DW	DOMESTIC WATER
ECR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION/SEDIMENT CONTROL
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GRADE ELEVATION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE ELEVATION
FS	FINISHED SURFACE ELEVATION
FW	FIRE WATER/FACE OF WALL
G	GUTTER LINE
GB	GRADE BREAK
GR	FINISH ELEVATION OF GROUND
IE	INVERT ELEVATION
LT	LEFT
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
OSHA	OREGON STATE HEALTH AUTHORITY
P	ELEVATION OF FINISH PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
RD	ROOF DRAIN
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB ELEVATION
TH	THRESHOLD ELEVATION
TS	TOP OF STEP ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
ODOT	OREGON DEPARTMENT OF TRANSPORATION

PAVEMENT SECTIONS

**FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR MINIMUM REQUIREMENTS

(REPORT OF GEOTECHNICAL SERVICES - "SHERWOOD INDUSTRIAL PARK - PHASE 3 AND 4", BY NV5, DATE JULY 5, 2021)

CONCRETE DOCK-6" CONCRETE OVER 4" CRUSHED ROCK W/#4 BARS @ 2' O.C. EACH WAY

CAR PARKING AREA 4.0" AC OVER 9" CRUSHED ROCK

HEAVY DUTY AREA 5.0" AC OVER 13.0" CRUSHED ROCK

(SEE GEOTECHNICAL REPORT FOR CTB PAVEMENT OPTIONS)

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
CENTERLINE		
PROPERTY LINE		
CURB		
FIRE LANE	WTB	
WETLAND BOUNDARY		
EDGE OF PAVEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	
OVERHEAD WIRE	OHW	
TRAFFIC SIGNAL WIRE	TS	
TELEPHONE LINE	TEL	
TELEVISION LINE	TV	
GAS LINE	GAS	
STORM SEWER LINE	STM	
SANITARY SEWER LINE	SAN	
WATER LINE	WAT	
TREE		
CONTROL MANHOLE		
DRYWELL		
FIRE DEPARTMENT CONNECTION	FDC	
FIRE HYDRANT		
WATER BLOWOFF/AIR RELEASE	WBO	
WATER METER		
WATER VALVE		
BACKFLOW PREVENTOR		
WATER VAULT	WV	
MONITORING WELL	W	
STORM/SANITARY MANHOLE	S D	
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT	C	
GAS VALVE		
GAS METER		
SIGN		
MAIL BOX	MB	
FOUND SURVEY MONUMENT		
GUY WIRE ANCHOR		
UTILITY POLE		
BOLLARD		
POWER TRANSFORMER		
LIGHT POLE		
VEGETAED COORIDOR		
WETLANDS		
SITE LIGHT		
CONTOUR	115	115

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

LAND USE RESUBMITTAL: 1/11/2023

Architecture ▪ Interiors
Planning ▪ Engineering

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MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
CIVIL NOTES AND LEGEND

DRAWN BY: ABP

CHECKED BY: RLF

SHEET:
C0.01

JOB NO. **2200393.00**

Architecture ▪ Interiors
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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY:

CHECKED BY:

SHEET:
C1.00

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

MATCH – SEE SHEET 2

PARCEL 2

PARTITION PLAT NO.
1995–100

TAX LOT 150
MAP 2S–1–29D

SW CENTURY DRIVE

SW TUALATIN–SHERWOOD ROAD

WATER QUALITY FACILITY EASEMENT PER DOC. NO. 2008–050073

"NO PARKING"

4" GAS LINE

WITH "NO PARKING" SIGN

6.00' P.U.E. PER DOC. NO. 2008–050076

N07°53'34"E 420.13'

S07°53'34"W 420.13'

VARIABLE HEIGHT CONCRETE BLOCK WALL

12" WATER LINE

YELLOW SOLID & SKIP STRIPES

L= 34.44'
LENGTH = 43.19'
RADIUS = 306.00'
DELTA = 8°05'13"
CHORD = N03°50'57"E 43.15'

N00°12'01"W 219.65'

S00°11'39"E 193.11'

N00°11'39"W 187.99'

DOUBLE YELLOW STRIPE

SOLID WHITE STRIPE

SPEED 25

STOP BAR

"STOP"

S44°07'45"W 36.07'

S45°52'15"E 12.58'

N88°26'55"E

49'

250.00' POWER LINE EASEMENT
PER BOOK 392, PAGE 302

50.00' PEDESTRIAN
ACCESS EASEMENT
PER DOC. NO. 2010–061183

15.00' WIDE SANITARY
SEWER EASEMENT PER
DOC. NO. 2008–050074

20.00' WIDE SANITARY SEWER EASEMENT
DOC. NO. 82–004921

50.00' WIDE CLEAN WATER SERVICES
EASEMENT FOR WATER QUALITY PRESERVATION
AND STORM AND SURFACE WATER DRAINAGE
DOC. NO. 2015–066611

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SANITARY SEWER INFORMATION

SS1 MANHOLE
RIM = 134.36'
12" I.E. IN (W) = 126.8'
12" I.E. IN (SE) = 116.6'
12" I.E. OUT (NW) = 116.3'

SS2 MANHOLE
RIM = 141.58'
12" I.E. IN (SW) = 128.0'
12" I.E. OUT (E) = 127.8'

SS3 MANHOLE
RIM = 138.76
10" I.E. IN (W) = 132.5'
10" I.E. OUT (NE) = 132.4'

SS4 MANHOLE
RIM = 147.00'
10" I.E. IN (W) = 138.0'
10" I.E. OUT (E) = 137.5'

SS5 MANHOLE
RIM = 149.52'
10" I.E. IN (S) = 140.0'
10" I.E. OUT (E) = 139.8'

SS6 MANHOLE
RIM = 151.39'
10" I.E. IN (S) = 140.9'
10" I.E. OUT (N) = 140.6'

STORM SEWER INFORMATION

SD1 MANHOLE
RIM = 162.24'
12" I.E. IN (SW) = 154.9'
30" I.E. IN (W) = 156.3'
30" I.E. OUT (E) = 153.6'

SD2 RCP OUTFALL
18" I.E. OUT (NW) = 139.8'

SD3 PVC INLET
24" I.E. OUT (NE) = 139.9'

SD4 FLOW CONTROL MANHOLE
RIM = 147.66'
24" I.E. OUT (E) = 139.8'

SD5 MANHOLE
RIM = 138.93'
24" I.E. IN (W) = 132.6'
24" I.E. OUT (E) = 132.4'

SD6 PVC OUTFALL
15" I.E. OUT (SE) = 140.8'

SD7 PVC OUTFALL
24" I.E. OUT (E) = 140.2'

SD8 MANHOLE
RIM = 151.17'
15" I.E. IN (W) = 143.9'
18" I.E. IN (N) = 142.8'
24" I.E. IN (S) = 142.5'
24" I.E. OUT (E) = 142.3'

SD9 MANHOLE
RIM = 149.51'
10" I.E. IN (NE) = 144.1
10" I.E. IN (NW) = 143.5'
12" I.E. IN (N) = 143.6'
18" I.E. OUT (S) = 143.5'

SD10 CATCH BASIN
RIM = 149.01'
10" I.E. OUT (NW) = 145.7'

SD11 CATCH BASIN
RIM = 148.97'
10" I.E. OUT (SE) = 145.7'

SD12 MANHOLE
RIM = 154.30'
10" I.E. IN (E) = 149.1'
10" I.E. IN (W) = 149.1'
18" I.E. OUT (S) = 149.0'

SD13 CATCH BASIN
RIM = 153.94'
10" I.E. OUT (W) = 150.8'

SD14 CATCH BASIN
RIM = 153.93'
10" I.E. OUT (E) = 150.3'

SCALE 1" = 30 FEET

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER VAULT
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- STORM SEWER CATCH BASIN
- STORM SEWER MANHOLE
- GAS MARKER
- GAS VALVE
- GUY WIRE ANCHOR
- UTILITY POLE
- POWER VAULT
- ELECTRICAL METER
- POWER JUNCTION BOX
- POWER TRANSFORMER
- STREET LIGHT
- TELEPHONE/TELEVISION VAULT
- TELEPHONE/TELEVISION JUNCTION BOX
- TELEPHONE/TELEVISION RISER
- MAILBOX
- SIGN
- FOUND SURVEY MONUMENT

- RIGHT–OF–WAY LINE
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- DITCH
- CURB
- EDGE OF PAVEMENT
- EASEMENT
- FENCE LINE
- GRAVEL EDGE
- POWER LINE
- OVERHEAD WIRE
- TELEPHONE LINE
- GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- BRUSH LINE

NOTES

1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 31, 2021.

2) ELEVATIONS AND CONTOURS ARE BASED ON WASHINGTON COUNTY BENCHMARK NUMBER 103. THE BENCHMARK IS A 3" BRASS DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SW TUALATIN–SHERWOOD ROAD AND THE R/R CROSSING, AND HAS AN ELEVATION OF 171.38 FEET ON THE NGVD 1929 DATUM.

3) THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 28065.

4) THE RIGHT–OF–WAY WIDTHS WERE ESTABLISH USING INFORMATION FROM RECORD SURVEYS AND THE TAX ASSESSOR'S MAP.

5) THE EASEMENTS SHOWN ON THIS MAP ARE BASED ON THE TITLE REPORT, PREPARED BY LAWYERS TITLE OF OREGON LLC, WITH ORDER NUMBER 322100068 AND WITH AN EFFECTIVE DATE OF JANUARY 29, 2021 AT 8.00 A.M.

6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBER 21049052.

NORTHWEST SURVEYING, INC.
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR. 97006
PH:(503) 848–2127 FAX:(503) 848–2179
EMAIL: nwsurveying@nwsrvy.com

LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

TOPOGRAPHIC SURVEY
SHERWOOD INDUSTRIAL PARK
SHERWOOD
OREGON

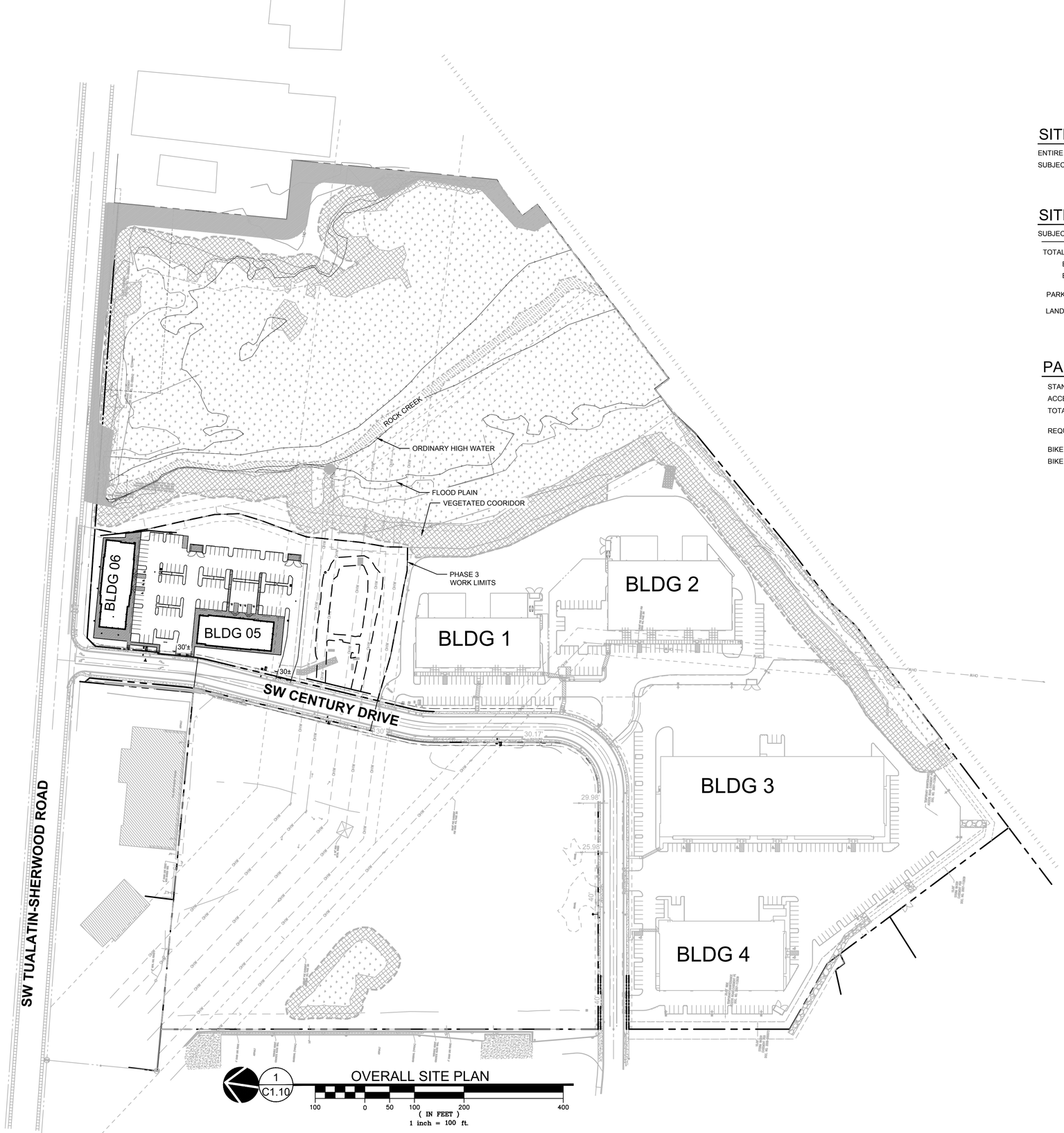
DRAWING NO.: 2255 TOPO
SCALE: AS NOTED
DRAWING GENERATED BY LD2004
DRAWN BY: CDW
CHECKED BY: CHS

PREPARED FOR:
ORWA SHERWOOD, LLC
8320 NE HIGHWAY 99E
VANCOUVER, WA 98665

REVISIONS:
INITIAL RELEASE: APR. 16, 2021

JOB NUMBER
2255

SHEET
1 OF 3



SITE DATA (ENTIRE SITE)

ENTIRE SITE AREA	2,148,047	SF	(49.31 AC) (100%)
SUBJECT SITE AREA	175,001	SF	(4.02 AC) (8.1%)

SITE DATA (BLDGS 05 - 06)

SUBJECT SITE AREA	175,001	SF	(4.02 AC)
TOTAL BUILDING FOOTPRINT	19,221	SF	(0.44 AC) (11.0%)
BUILDING 05 FOOTPRINT	9,027	SF	
BUILDING 06 FOOTPRINT	10,194	SF	
PARKING/DRIVE/LOADING AREA	64,655	SF	(1.48 AC) (36.9%)
LANDSCAPE AREA	91,125	SF	(2.09 AC) (52.1%)

PARKING DATA (BLDGS 05 - 06)

STANDARD	105	
ACCESSIBLE	8	
TOTAL PROVIDED	113	(4.75/1,000SF)
REQUIRED PARKING	77	
BIKE PARKING REQUIRED	5	
BIKE PARKING PROVIDED	8	

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Client
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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
OVERALL SITE PLAN

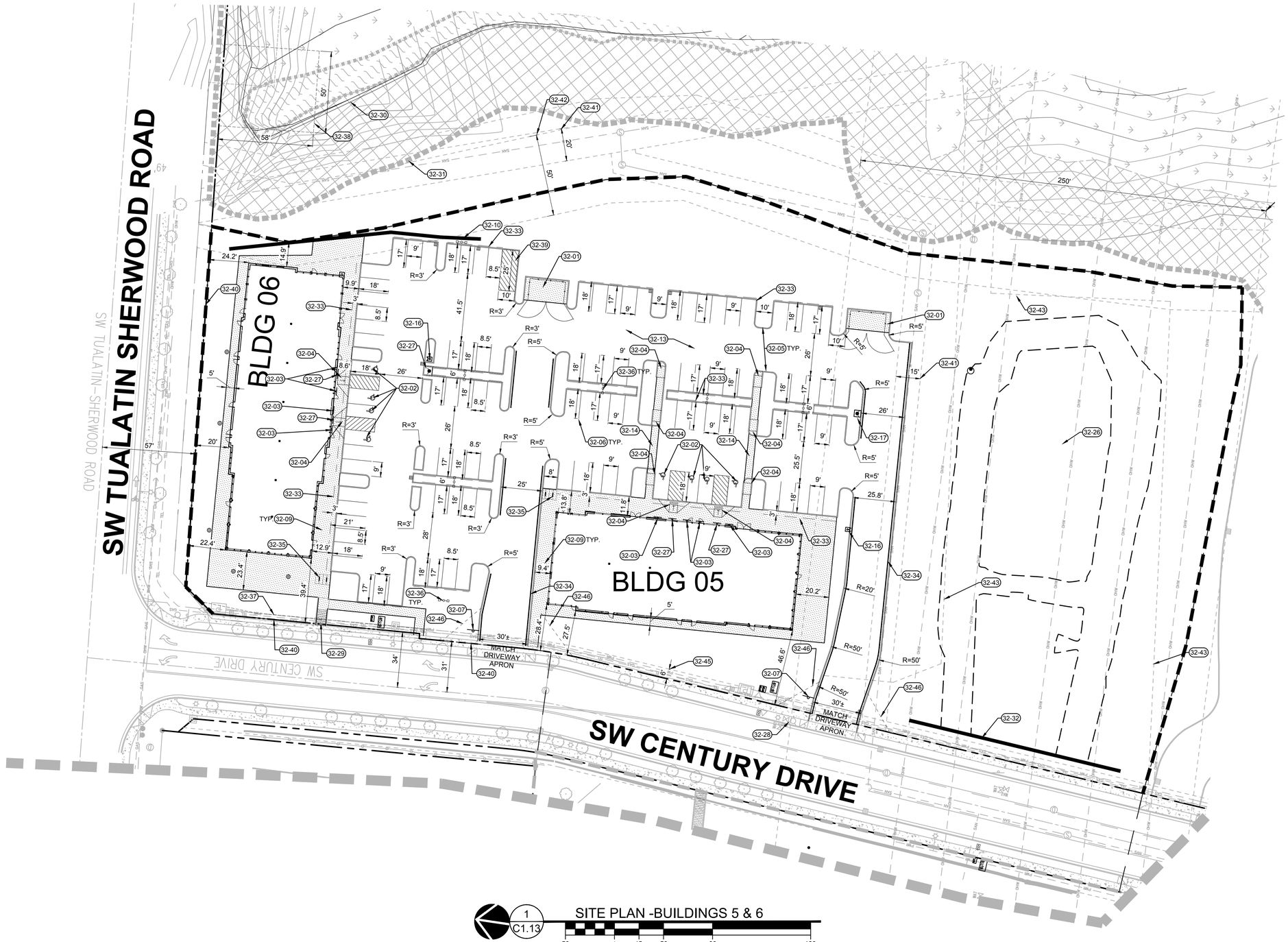
DRAWN BY:

CHECKED BY:

SHEET:
C1.10

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 C1.13 SITE PLAN -BUILDINGS 5 & 6

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

KEYNOTES

32-01	PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
32-02	ACCESSIBLE PARKING STALL PER 4/C5.10
32-03	ACCESSIBLE PARKING STALL SIGN PER 4/C5.10
32-04	ACCESSIBLE COMPLIANT PERPENDICULAR RAMP PER 6/C5.10
32-05	CONCRETE VERTICAL CURB PER 1/C5.10
32-06	PARKING STALL STRIPING PER 2/C5.11
32-07	INSTALL STOP SIGN
32-08	BUMPER OVERHANG
32-09	SIDEWALK PER 2/C5.10
32-10	RETAINING WALL (MAX. 4')
32-11	ACCESSIBLE COMPLIANT PARALLEL RAMP
32-12	EXISTING POWER POLE TO BE RELOCATED BY PGE
32-13	ASPHALT PAVING SECTION PER 7/C5.10
32-14	CONCRETE CROSSWALK
32-15	CATCH BASIN, SEE STORMWATER PLANS
32-16	FDC, SEE WATER AND SANITARY PLANS
32-17	FIRE HYDRANT, SEE WATER AND SANITARY PLANS
32-18	WAREHOUSE ACCESS STEM WALL, SEE STRUCTURAL PLANS
32-19	WAREHOUSE DRIVE IN ACCESS
32-20	PIPE BOLLARD, SEE 3/C5.11
32-21	ASPHALT TO CONCRETE TRANSITION, SEE 7/C5.12
32-22	PROTECT GUY ANCHORS
32-23	PROTECT BPA TOWER (NO GRADING WITHIN 20' OF TOWER, COORDINATE WITH BPA.
32-24	ADA ACCESS ROUTE
32-25	STAIRWAY PER 5/C5.11
32-26	RECONSTRUCTED STORMWATER FACILITY, SEE STORMWATER PLAN
32-27	ACCESSIBLE DRIVE AISLE SIGN
32-28	EXISTING FIRE HYDRANT
32-29	PROPOSED SITE STAIRS
32-30	LIMITS OF FLOODPLAIN
32-31	VEGETATED COORIDOR
32-32	RETAINING WALL (MAX. 10')
32-33	BUMPER OVERHANG
32-34	FIRE LANE
32-35	(4) 2'x6' BIKE PARKING SPACES
32-36	PROPOSED SITE LIGHT
32-37	PERMANENT SLOPE EASEMENT
32-38	TEMPORARY CONSTRUCTION EASEMENT
32-39	LOADING ZONE
32-40	EXISTING R.O.W.
32-41	EXISTING SANITARY SEWER EASEMENT
32-42	EXISTING PEDESTRIAN EASEMENT
32-43	EXISTING BPA EASEMENT
32-44	EXISTING WQ EASEMENT
32-45	EXISTING PUBLIC UTILITY EASEMENT
32-46	VISION AREA

CURB RADIUS NOTE

ALL CURB RADII 3' UNLESS OTHERWISE NOTED

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SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

SITE PLAN BUILDINGS 5 & 6

DRAWN BY:

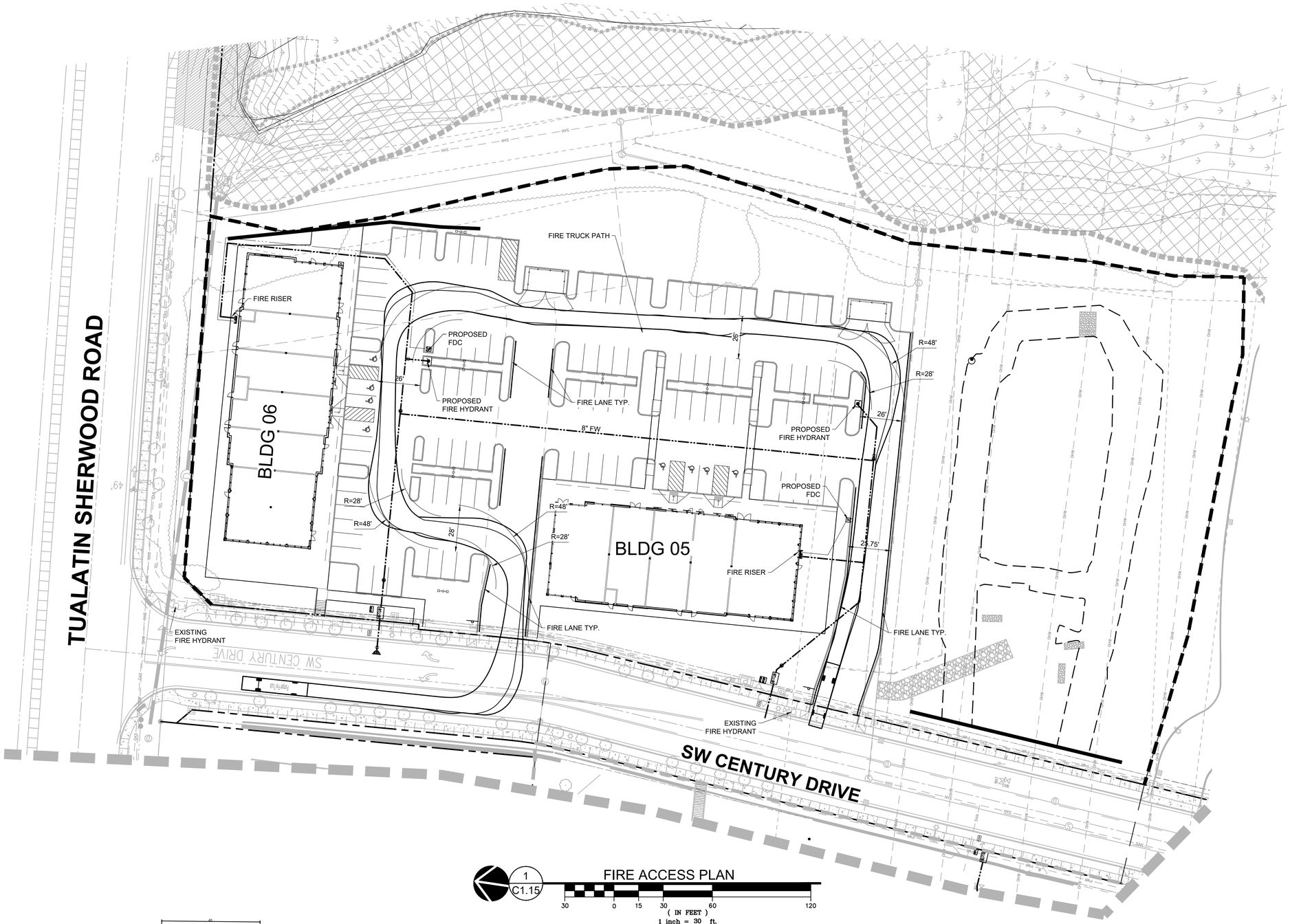
CHECKED BY:

SHEET:

C1.13

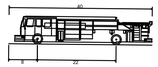
JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 C1.15 FIRE ACCESS PLAN

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FIRE TRUCK USED

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SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
FIRE ACCESS PLAN

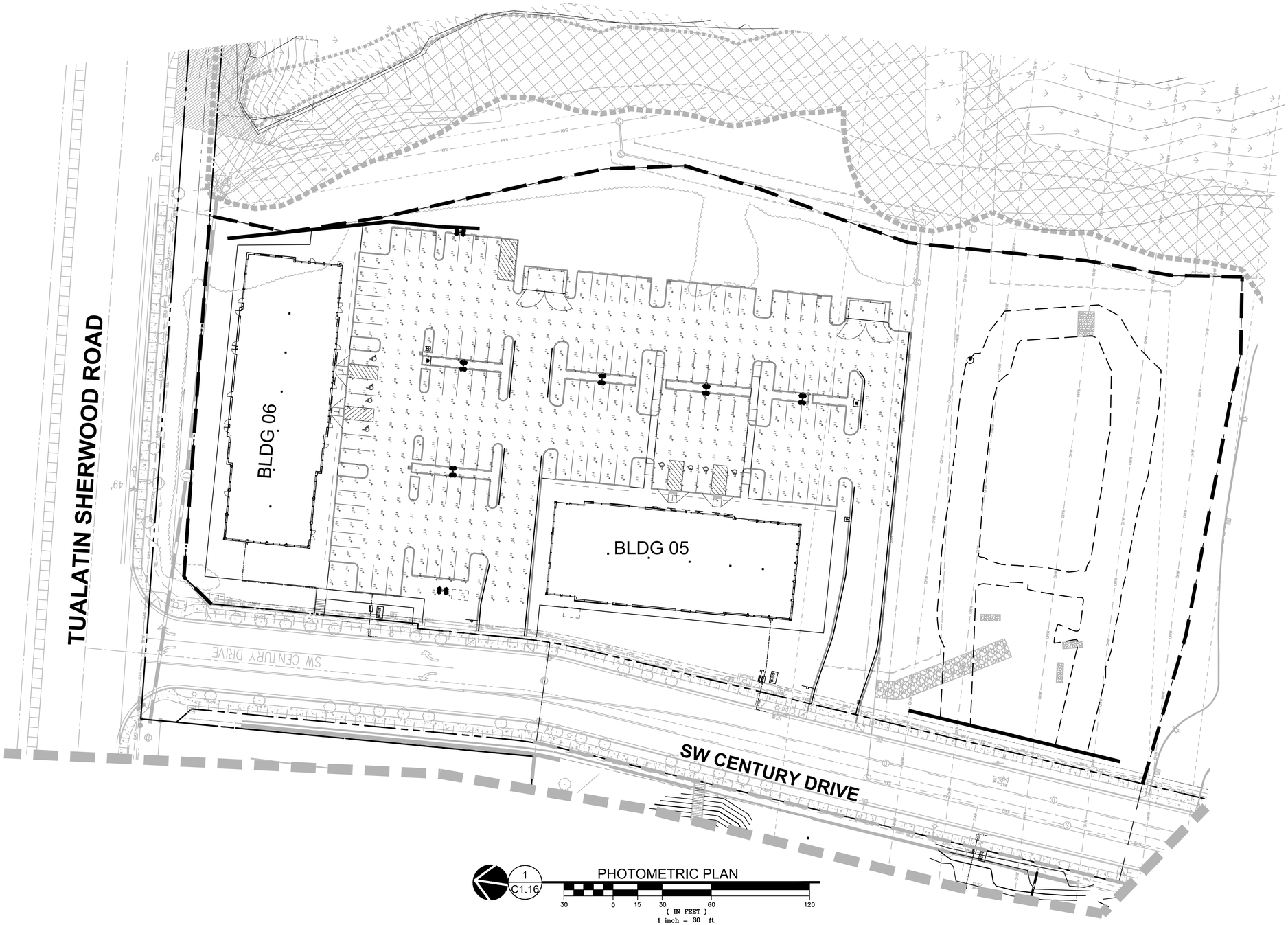
DRAWN BY:

CHECKED BY:

SHEET:
C1.15

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 C1.16 PHOTOMETRIC PLAN

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

*PRELIMINARY PLAN, FINAL DESIGN TO BE IMPLEMENTED BY CONTRACTOR. WIRING, CONNECTIONS, POLES, AND LIGHTS TO BE DESIGN-BUILT.

LIGHT USED

LITHONIA DSX0 LED 40C 1000 40K T4M MVOLT HS (DOUBLE)
MOUNTING HEIGHT: 25'

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
PHOTOMETRIC PLAN

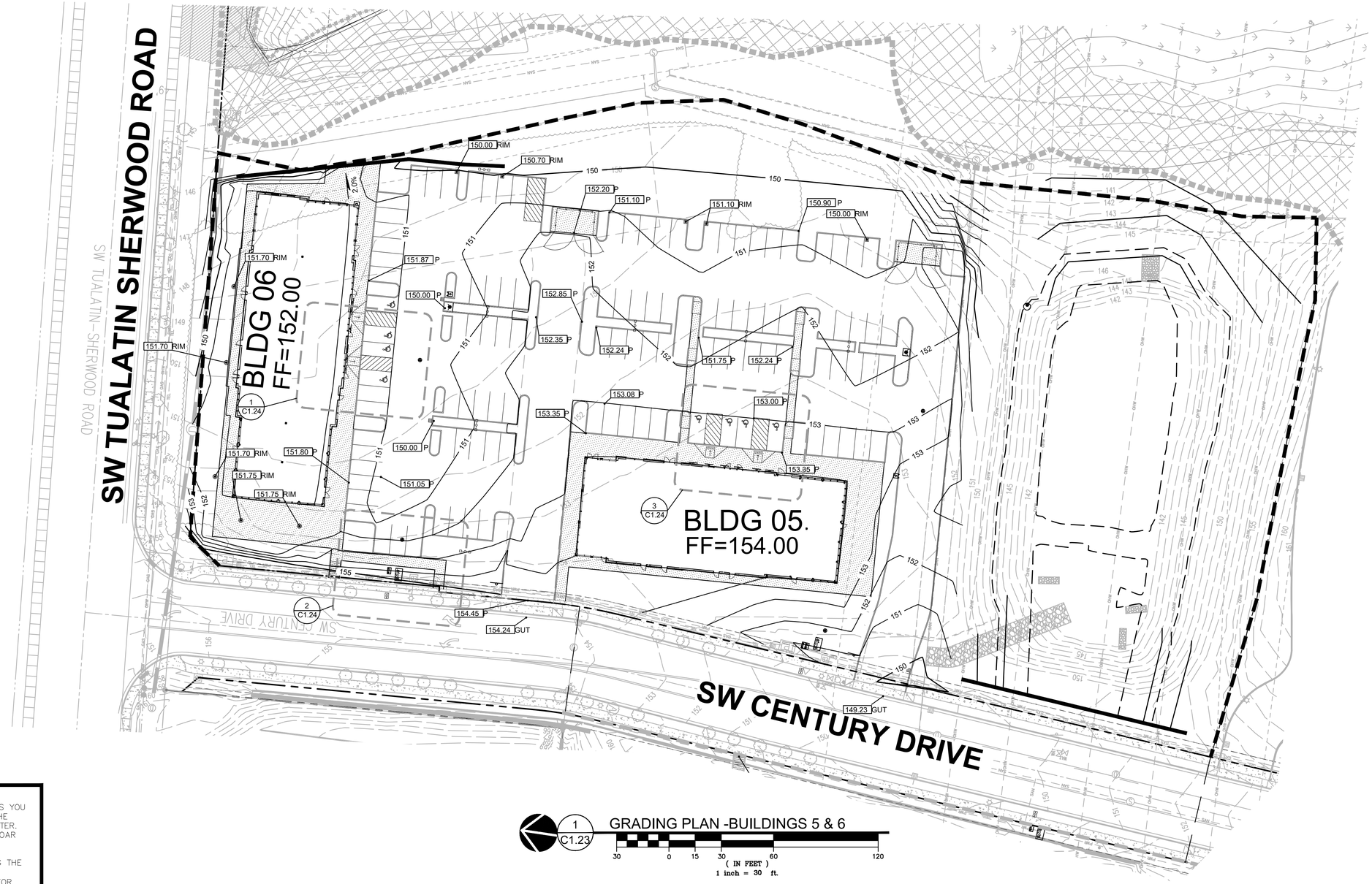
DRAWN BY: ZMP

CHECKED BY:RLF

SHEET:
C1.16

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 C1.23 GRADING PLAN -BUILDINGS 5 & 6

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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.
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POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
GRADING PLAN BUILDINGS 5 & 6

DRAWN BY:

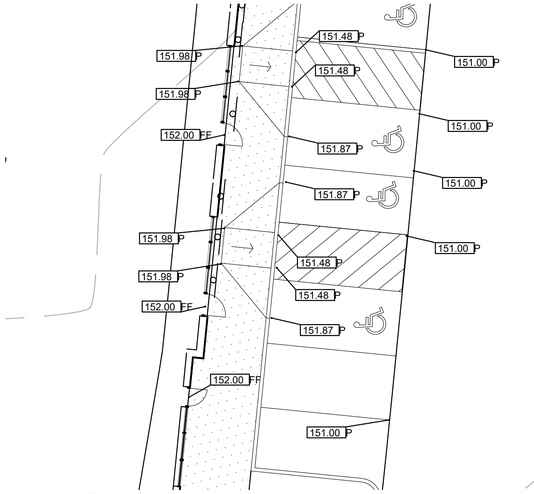
CHECKED BY:

SHEET:
C1.23

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

2200393 C:\TEMP\ACPUBLISH_26292\393-C1.21-23.DWG:C1.23 RLF 01/09/23 09:26 1:30

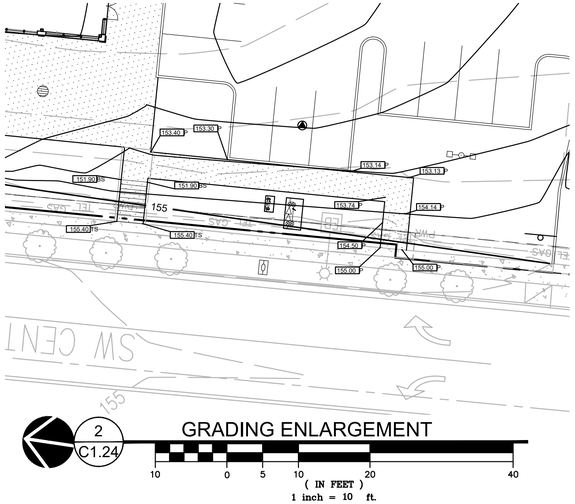


1 C1.24 GRADING ENLARGEMENT

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

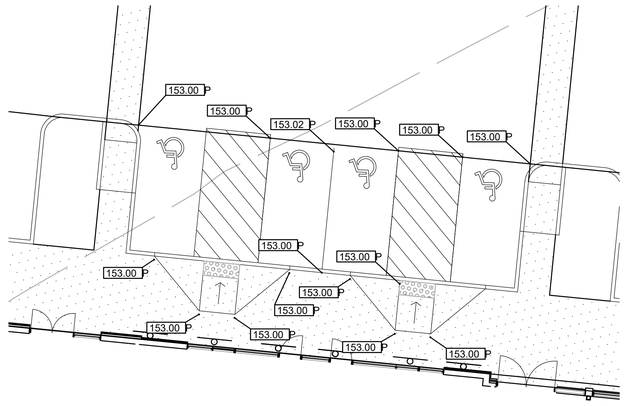


2 C1.24 GRADING ENLARGEMENT

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.



3 C1.24 GRADING ENLARGEMENT

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

GRADING ENLARGEMENTS

DRAWN BY:

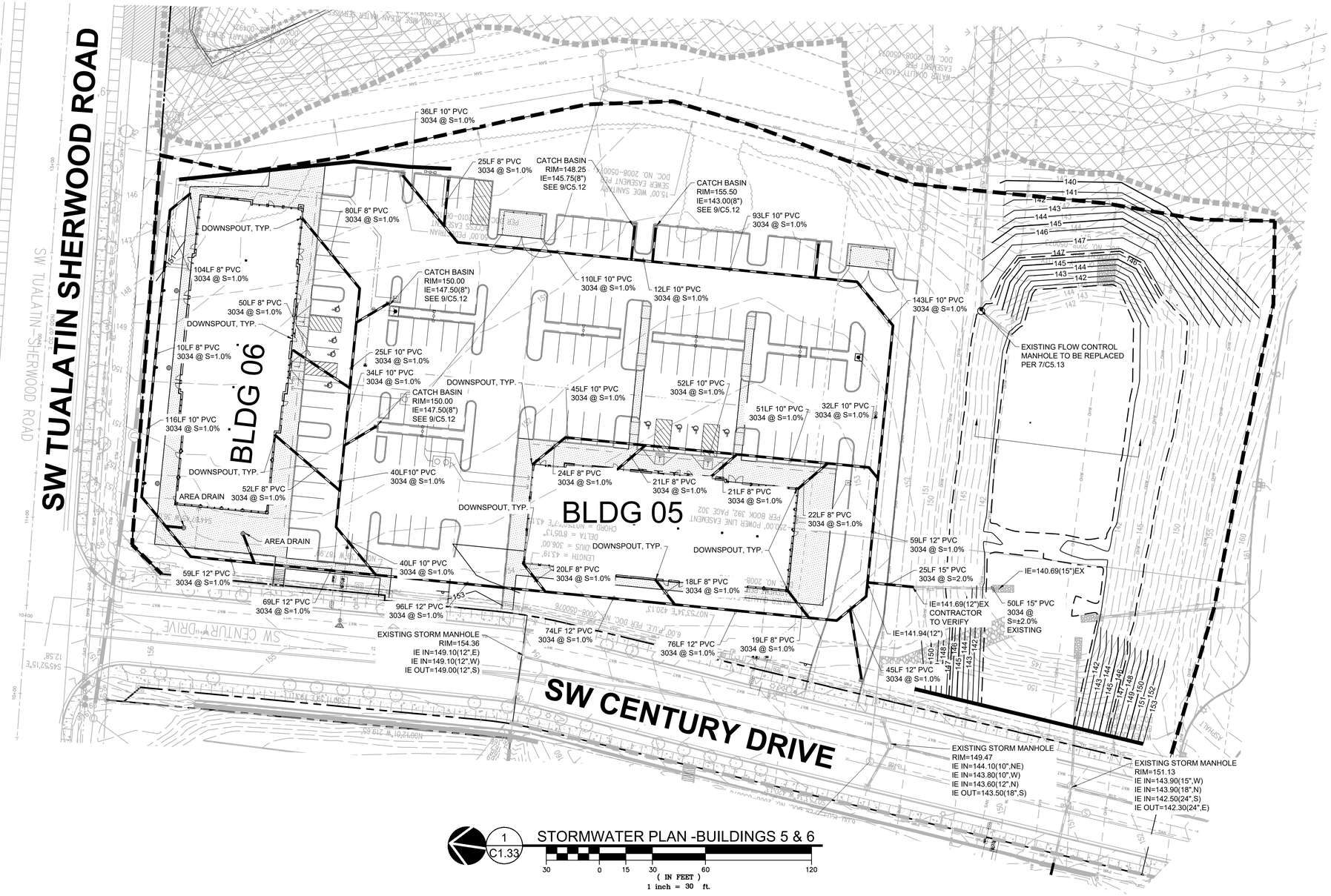
CHECKED BY:

SHEET:

C1.24

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 / C1.33 STORMWATER PLAN -BUILDINGS 5 & 6

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

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AFTER HOURS	503-226-4211
PGE	503-464-7777
QWEST	1-800-573-1311
VERIZON	1-800-483-1000

PRIVATE FACILITY NOTE

ALL STORMWATER FACILITIES INSTALLED ONSITE TO BE PRIVATELY INSPECTED AND MAINTAINED.

LAND USE RESUBMITTAL: 1/11/2023

M.
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Planning ▪ Engineering

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Client
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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
STORMWATER PLAN BUILDINGS 5 & 6

DRAWN BY:

CHECKED BY:

SHEET:
C1.33

JOB NO. **2200393.00**

RESTRAINED JOINT NOTES

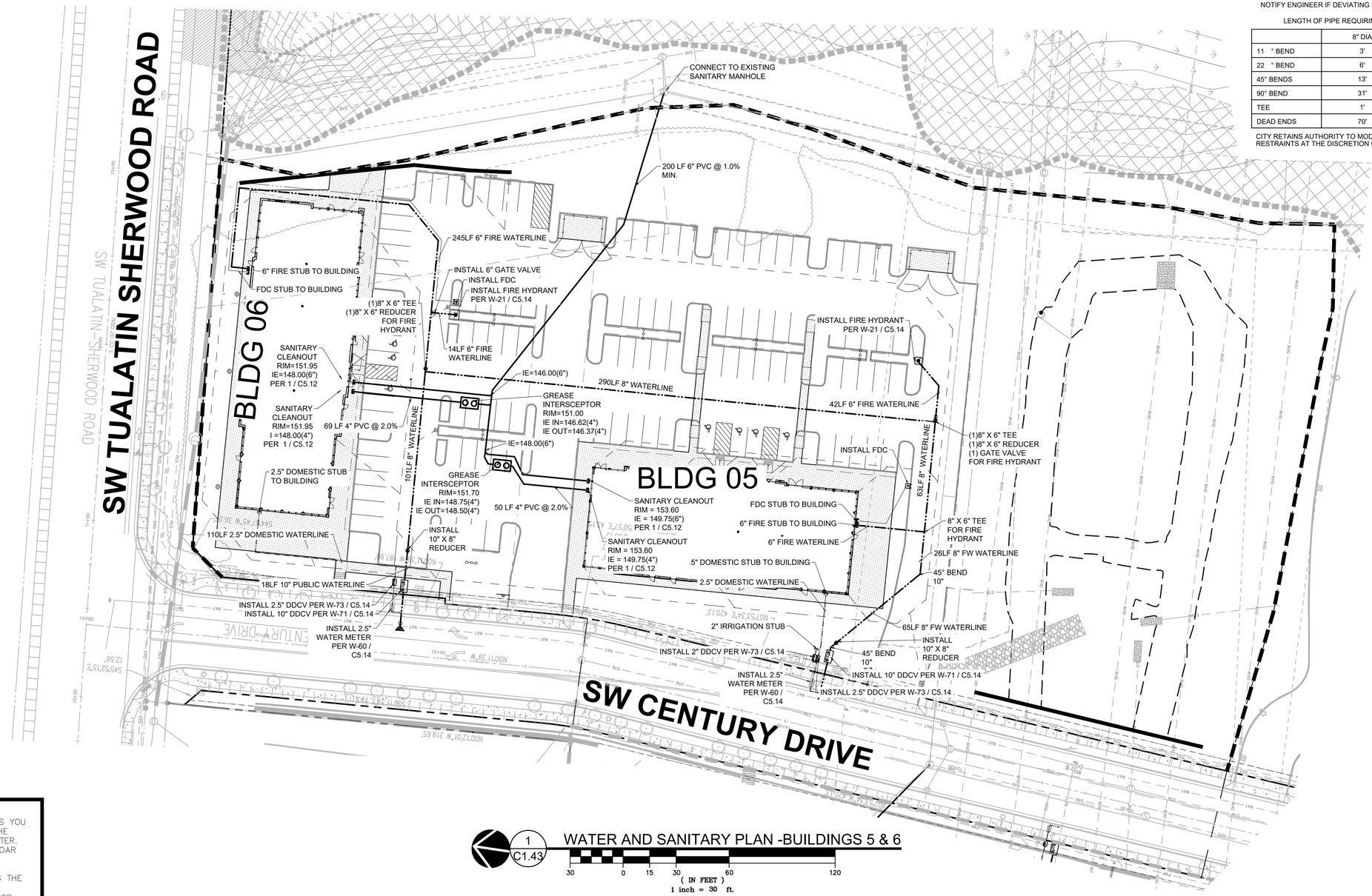
TEST PRESSURE:	200 PSI
DEPTH TO BURY:	3 FT
PIPE MATERIAL:	PVC
SAFETY FACTOR:	1 TO 1.5
LENGTH OF RESTRAINT ALONG MAIN ON TEES, Lr:	20 FT

NOTIFY ENGINEER IF DEVIATING FROM ABOVE SPECIFICATIONS.

LENGTH OF PIPE REQUIRING RESTRAINED JOINTS

	8" DIA	10" DIA
11 ° BEND	3'	4'
22 ° BEND	6'	8'
45° BENDS	13'	15'
90° BEND	31'	36'
TEE	1'	4'
DEAD ENDS	70'	84'

CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.



1 / C1.43 WATER AND SANITARY PLAN -BUILDINGS 5 & 6

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTICE TO EXCAVATORS:
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VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
WATER AND SANITARY PLAN BUILDINGS 5 & 6

DRAWN BY:

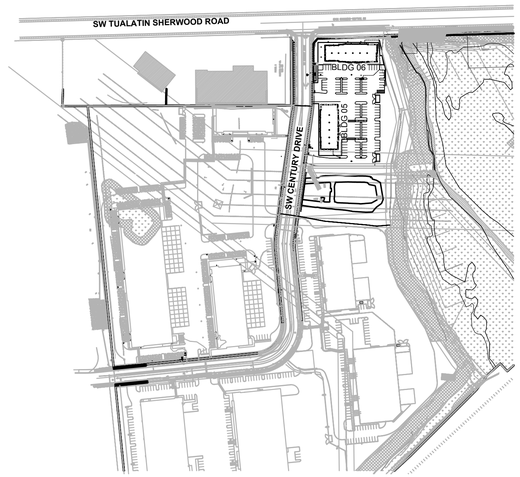
CHECKED BY:

SHEET:
C1.43

JOB NO. **2200393.00**

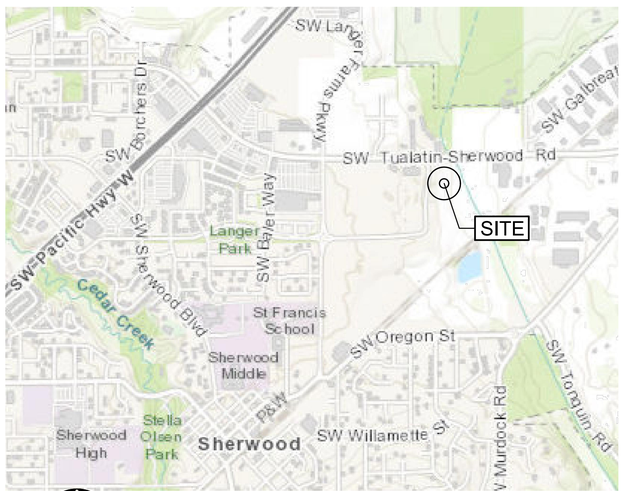
LAND USE RESUBMITTAL: 1/11/2023

SHERWOOD INDUSTRIAL PARK
EROSION AND SEDIMENT CONTROL PLANS
FOR 1200-CN PERMIT



1 C1.40 SITE MAP

240 0 120 240 480 960
(IN FEET)
1 inch = 240 ft.



2 C1.40 VICINITY MAP
NOT TO SCALE

PROJECT LOCATION:
15028 SW CENTURY DRIVE,
SHERWOOD, OR 97140
LATITUDE = 45.365876,
LONGITUDE = -122.831627

PROJECT DESCRIPTION
TAX LOT #150
SE 1/4 OF SEC 29 T2S R1W, W.M.,
CITY OF SHERWOOD,
WASHINGTON COUNTY, OREGON

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, BEFORE COMMENCING AN EXCAVATION. CALL 503 246-6699.

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SURVEYOR
NORTHWEST SURVEYING, INC.
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E-MAIL: clint@nwsrvy.com

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS
* GRASS FIELD

DEVELOPED CONDITIONS
* RETAIL BUILDINGS AND ASSOCIATED PARKING

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

* CLEARING AND GRADING	(JUNE 2023)
* UTILITY CONSTRUCTION	(JULY 2023)
* BUILDING CONSTRUCTION	(AUGUST 2023)
* FINAL STABILIZATION	(AUGUST 2023)

SUBJECT SITE AREA = 177,160 SF = 4.02ACRES
TOTAL DISTURBED AREA = 175,001 SF = 4.02 ACRES

SITE SOIL CLASSIFICATION:
45A - WOODBURN SILT LOAM, 0 TO 3 PERCENT SLOPES

RECEIVING WATER BODIES: MUNICIPAL SYSTEM, WHICH DRAINS TO ROCK CREEK

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
ACTIVE PERIOD	WEEKLY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING. AT LEAST ONCE EVERY MONTH REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECCESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
INACTIVE PERIODS GREATER THAN (14) CONSECUTIVE CALENDAR DAYS	ONCE EVERY MONTH
PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION
PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-CN PERMIT REQUIREMENTS.
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-CN PERMIT REQUIREMENTS.
* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION.

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200CN PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200CN PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200CN PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

1. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT.
2. THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS.
3. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT.
4. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
5. IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS.
6. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
8. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. DIRECT ALL WASH WATER INTO A PIT OR LEAK-PROOF CONTAINER. HANDLE WASH WATER AS WASTE. CONCRETE DISCHARGE TO WATERS OF THE STATE IS PROHIBITED.
9. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS.
10. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS.
11. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES.
12. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
13. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS.
14. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.
15. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
16. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
17. IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
18. AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS.
19. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER OCTOBER 01 - MAY 31.
20. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
21. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT. AND BEFORE BMP REMOVAL.
22. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT.
23. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME.
24. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS.
25. PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPS.
26. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAT SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
27. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
28. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.
29. IF WATER OF THE STATE IS WITHIN THE PROJECT SITE OR WITHIN 50 FEET OF THE PROJECT BOUNDARY, MAINTAIN THE EXISTING NATURAL BUFFER WITHIN THE 50-FOOT ZONE FOR THE DURATION OF THE PERMIT COVERAGE, OR MAINTAIN LESS THAN THE ENTIRE EXISTING NATURAL BUFFER AND PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS.

LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

1. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
3. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION			x	x	x	x
GROUND COVER					x	x
HYDRAULIC APPLICATIONS						
PLASTIC SHEETING			x	x		x
MATTING						
DUST CONTROL			x	x	x	x
TEMPORARY/ PERMANENT SEEDING					x	x
BUFFER ZONE			x	x	x	x
OTHER:						
SEDIMENT CONTROL						
SEDIMENT FENCE (PERIMETER)			x	x	x	x
SEDIMENT FENCE (INTERIOR)						
STRAW WATTLES						
FILTER BERM						
INLET PROTECTION			x	x	x	x
DEWATERING						
SEDIMENT TRAP						
NATURAL BUFFER ENCROACHMENT						
OTHER:						
RUN OFF CONTROL						
CONSTRUCTION ENTRANCE			x	x	x	x
PIPE SLOPE DRAIN						
OUTLET PROTECTION						
SURFACE ROUGHENING						
CHECK DAMS						
OTHER:						
POLLUTION PREVENTION						
PROPER SIGNAGE			x	x	x	x
HAZ WASTE MGMT			x	x	x	x
SPILL KIT ON-SITE			x	x	x	x
CONCRETE WASHOUT AREA			x	x		x
OTHER:						

*SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE.
**SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

RATIONALE STATEMENT
A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL _____

PERMITTEE'S SITE INSPECTOR:
COMPANY/AGENCY:
PHONE:
FAX: N/A
E-MAIL:
DESCRIPTION OF EXPERIENCE:

SHEET INDEX
EROSION AND SEDIMENT CONTROL PLANS

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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
EROSION AND SEDIMENT CONTROL COVER SHEET

DRAWN BY:
CHECKED BY:
SHEET:
C1.50

JOB NO. **2200393.00**

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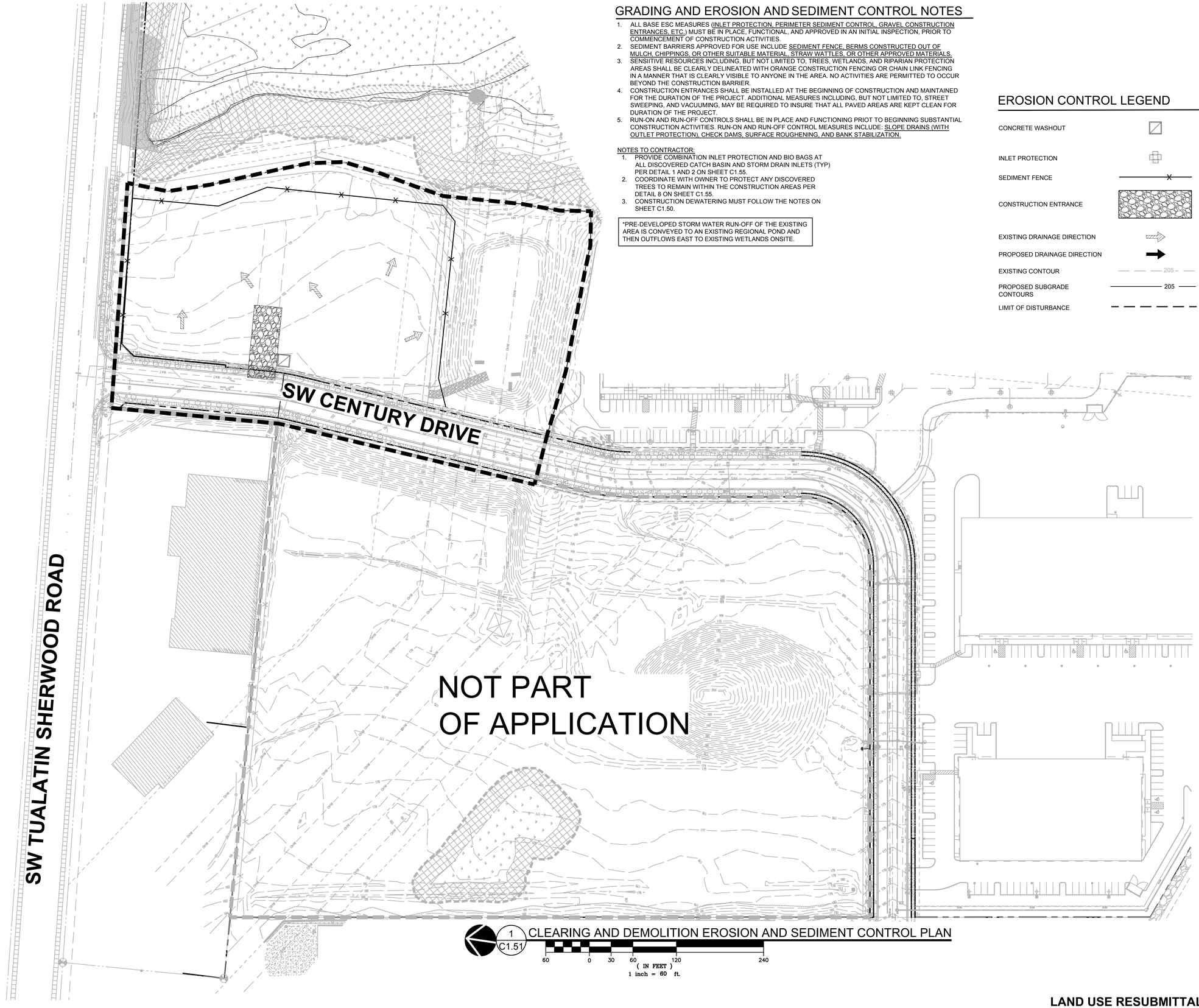

GRADING AND EROSION AND SEDIMENT CONTROL NOTES

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSIITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOT TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

NOTES TO CONTRACTOR:

1. PROVIDE COMBINATION INLET PROTECTION AND BIO BAGS AT ALL DISCOVERED CATCH BASIN AND STORM DRAIN INLETS (TYP) PER DETAIL 1 AND 2 ON SHEET C1.55.
2. COORDINATE WITH OWNER TO PROTECT ANY DISCOVERED TREES TO REMAIN WITHIN THE CONSTRUCTION AREAS PER DETAIL 8 ON SHEET C1.55.
3. CONSTRUCTION DEWATERING MUST FOLLOW THE NOTES ON SHEET C1.50.

*PRE-DEVELOPED STORM WATER RUN-OFF OF THE EXISTING AREA IS CONVEYED TO AN EXISTING REGIONAL POND AND THEN OUTFLOWS EAST TO EXISTING WETLANDS ONSITE.

EROSION CONTROL LEGEND

- CONCRETE WASHOUT
- INLET PROTECTION
- SEDIMENT FENCE
- CONSTRUCTION ENTRANCE
- EXISTING DRAINAGE DIRECTION
- PROPOSED DRAINAGE DIRECTION
- EXISTING CONTOUR (205)
- PROPOSED SUBGRADE CONTOURS (205)
- LIMIT OF DISTURBANCE

1 C1.51 CLEARING AND DEMOLITION EROSION AND SEDIMENT CONTROL PLAN

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
CLEARING AND DEMOLITION EROSION AND SEDIMENT CONTROL PLAN

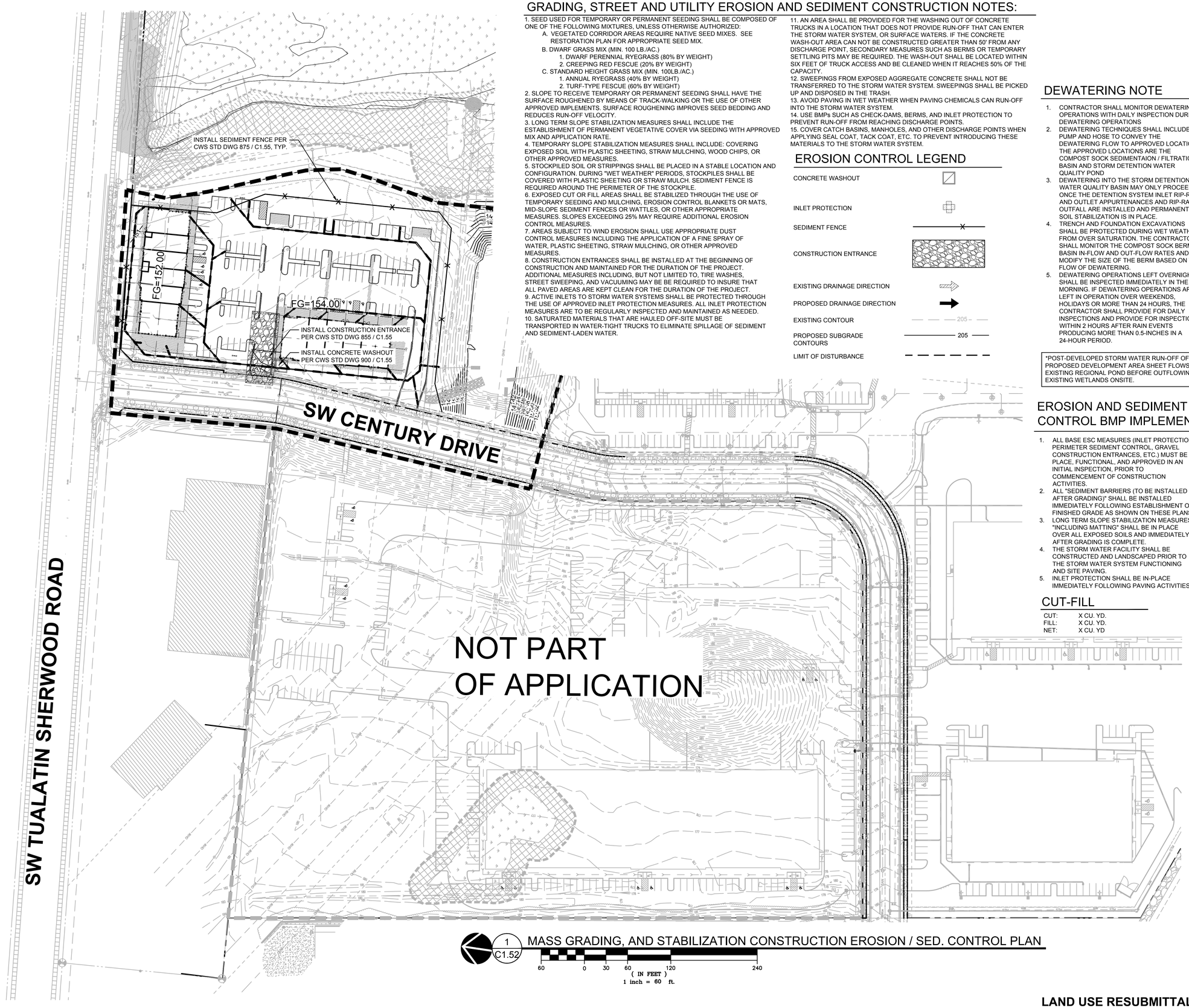
DRAWN BY:

CHECKED BY:

SHEET:
C1.51

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 C1.52 MASS GRADING, AND STABILIZATION CONSTRUCTION EROSION / SED. CONTROL PLAN

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
   - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
     1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
     2. CREEPING RED FESCUE (20% BY WEIGHT)
   - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
     1. ANNUAL RYEGRASS (40% BY WEIGHT)
     2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM, OR SURFACE WATERS. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

EROSION CONTROL LEGEND

- CONCRETE WASHOUT
- INLET PROTECTION
- SEDIMENT FENCE
- CONSTRUCTION ENTRANCE
- EXISTING DRAINAGE DIRECTION
- PROPOSED DRAINAGE DIRECTION
- EXISTING CONTOUR — 205 —
- PROPOSED SUBGRADE CONTOURS — 205 —
- LIMIT OF DISTURBANCE

DEWATERING NOTE

1. CONTRACTOR SHALL MONITOR DEWATERING OPERATIONS WITH DAILY INSPECTION DURING DEWATERING OPERATIONS
2. DEWATERING TECHNIQUES SHALL INCLUDE A PUMP AND HOSE TO CONVEY THE DEWATERING FLOW TO APPROVED LOCATIONS. THE APPROVED LOCATIONS ARE THE COMPOST SOCK SEDIMENTAION / FILTRATION BASIN AND STORM DETENTION WATER QUALITY POND
3. DEWATERING INTO THE STORM DETENTION WATER QUALITY BASIN MAY ONLY PROCEED ONCE THE DETENTION SYSTEM INLET RIP-RAP AND OUTLET APPURTENANCES AND RIP-RAP OUTFALL ARE INSTALLED AND PERMANENT SOIL STABILIZATION IS IN PLACE.
4. TRENCH AND FOUNDATION EXCAVATIONS SHALL BE PROTECTED DURING WET WEATHER FROM OVER SATURATION. THE CONTRACTOR SHALL MONITOR THE COMPOST SOCK BERM BASIN IN-FLOW AND OUT-FLOW RATES AND MODIFY THE SIZE OF THE BERM BASED ON THE FLOW OF DEWATERING.
5. DEWATERING OPERATIONS LEFT OVERNIGHT SHALL BE INSPECTED IMMEDIATELY IN THE MORNING. IF DEWATERING OPERATIONS ARE LEFT IN OPERATION OVER WEEKENDS, HOLIDAYS OR MORE THAN 24 HOURS, THE CONTRACTOR SHALL PROVIDE FOR DAILY INSPECTIONS AND PROVIDE FOR INSPECTION WITHIN 2 HOURS AFTER RAIN EVENTS PRODUCING MORE THAN 0.5-INCHES IN A 24-HOUR PERIOD.

*POST-DEVELOPED STORM WATER RUN-OFF OF THE PROPOSED DEVELOPMENT AREA SHEET FLOWS TO AN EXISTING REGIONAL POND BEFORE OUTFLOWING EAST TO EXISTING WETLANDS ONSITE.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS AND IMMEDIATELY AFTER GRADING IS COMPLETE.
4. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

CUT-FILL

CUT:	X CU. YD.
FILL:	X CU. YD.
NET:	X CU. YD

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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
MASS GRADING, AND STABILIZATION CONSTRUCTION EROSION / SED. CONTROL PLAN

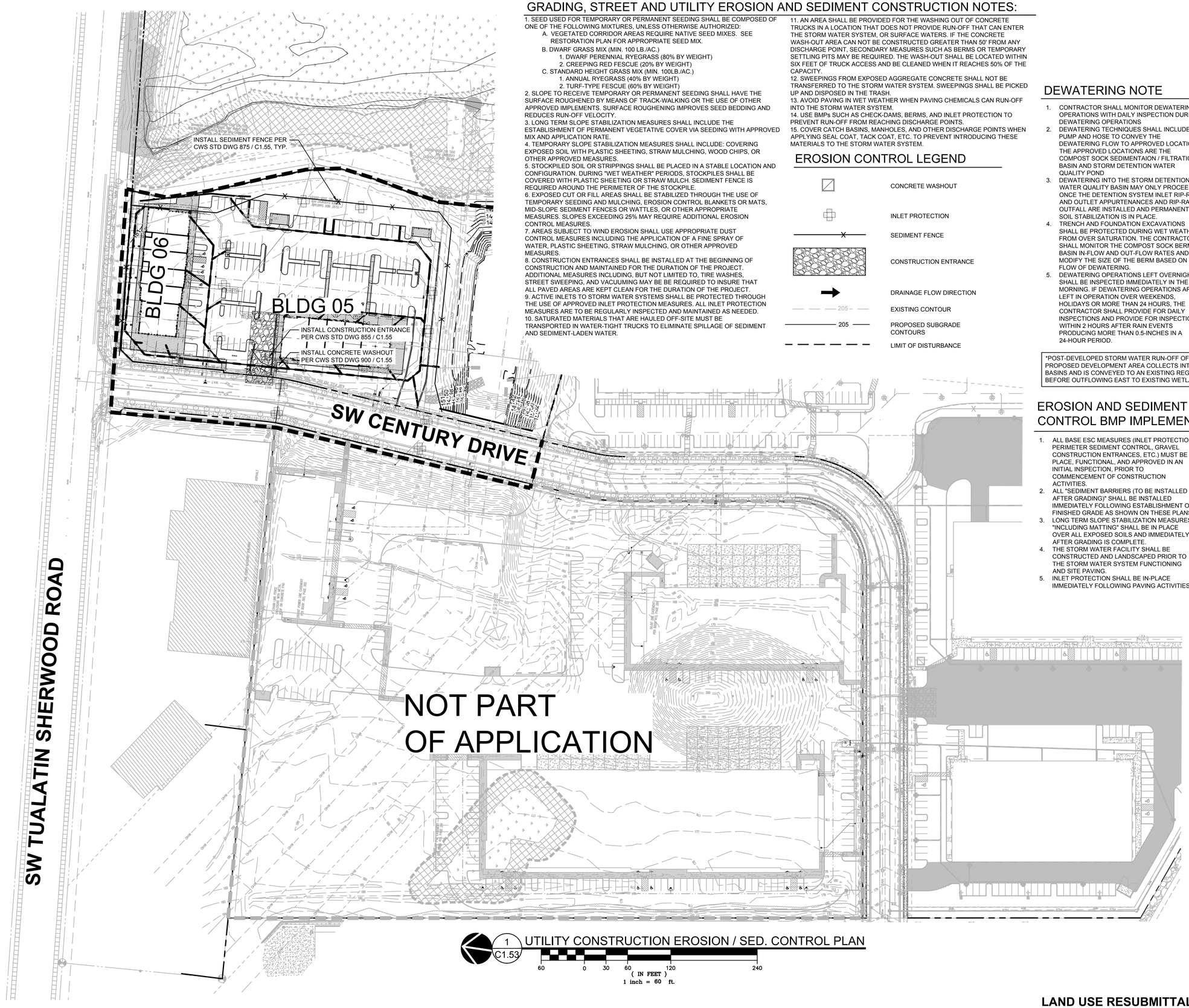
DRAWN BY:

CHECKED BY:

SHEET:
C1.52

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 C1.53 UTILITY CONSTRUCTION EROSION / SED. CONTROL PLAN

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
   - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
     1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
     2. CREEPING RED FESCUE (20% BY WEIGHT)
   - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
     1. ANNUAL RYEGRASS (40% BY WEIGHT)
     2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
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EROSION CONTROL LEGEND

- CONCRETE WASHOUT
- INLET PROTECTION
- SEDIMENT FENCE
- CONSTRUCTION ENTRANCE
- DRAINAGE FLOW DIRECTION
- 205 EXISTING CONTOUR
- 205 PROPOSED SUBGRADE CONTOURS
- LIMIT OF DISTURBANCE

DEWATERING NOTE

1. CONTRACTOR SHALL MONITOR DEWATERING OPERATIONS WITH DAILY INSPECTION DURING DEWATERING OPERATIONS
2. DEWATERING TECHNIQUES SHALL INCLUDE A PUMP AND HOSE TO CONVEY THE DEWATERING FLOW TO APPROVED LOCATIONS. THE APPROVED LOCATIONS ARE THE COMPOST SOCK SEDIMENTAION / FILTRATION BASIN AND STORM DETENTION WATER QUALITY POND
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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
UTILITY CONSTRUCTION EROSION / SED. CONTROL PLAN

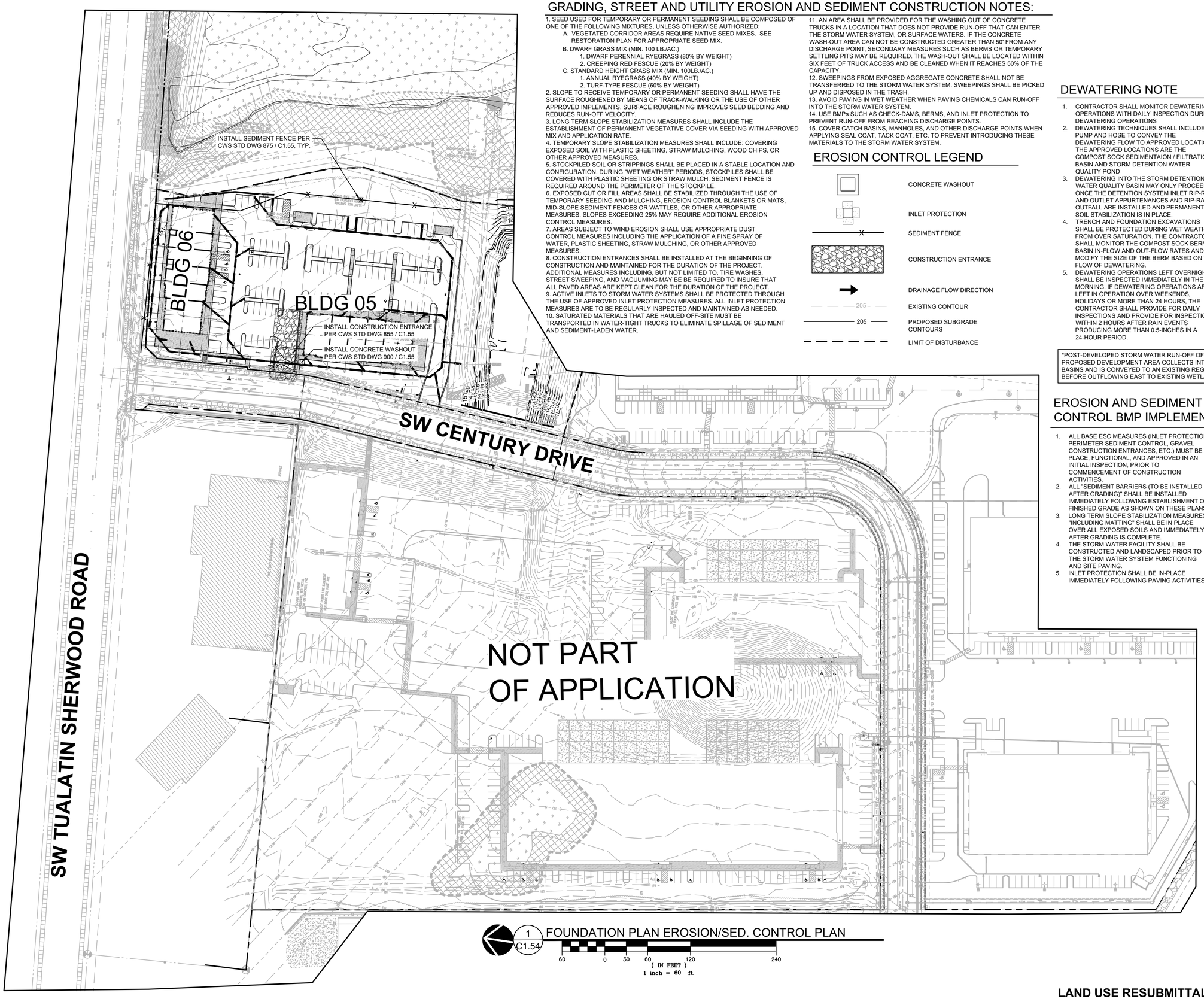
DRAWN BY:

CHECKED BY:

SHEET:
C1.53

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 C1.54 FOUNDATION PLAN EROSION/SED. CONTROL PLAN

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
FOUNDATION PLAN EROSION/SED. CONTROL PLAN

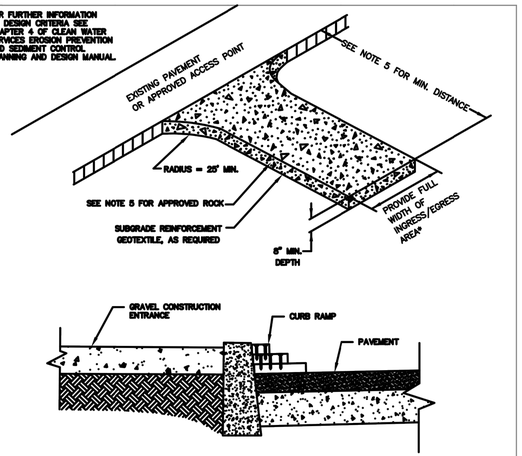
DRAWN BY:

CHECKED BY:

SHEET:
C1.54

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

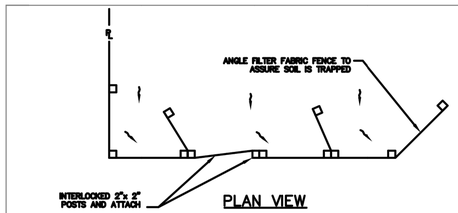


NOTES:

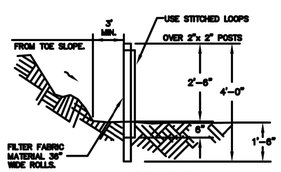
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL/SITE DEVELOPMENT
   50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855 REVISED 10-31-19



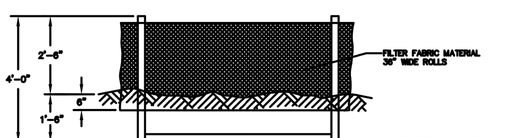
PLAN VIEW



PROFILE

NOTES:

1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 940.



FRONT VIEW

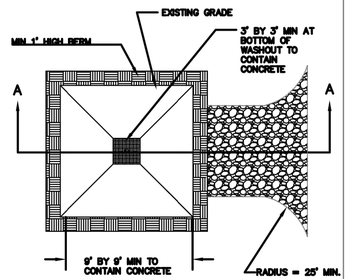
FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

SEDIMENT FENCE

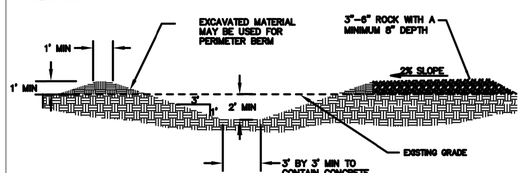
DRAWING NO. 875 REVISED 10-31-19

NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURSES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



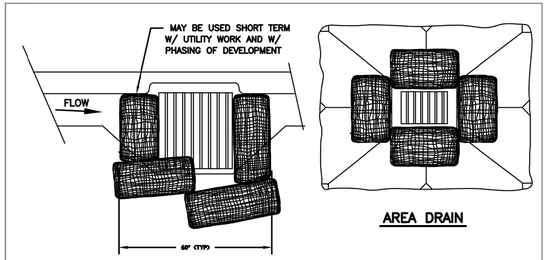
PLAN



SECTION A-A

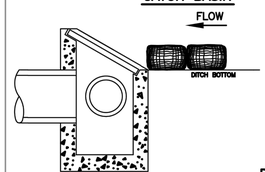
CONCRETE WASHOUT

DRAWING NO. 900 REVISED 10-31-19

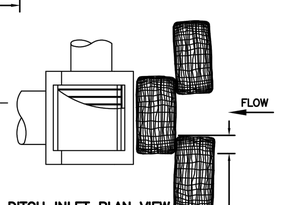


CATCH BASIN

AREA DRAIN



DITCH INLET



DITCH INLET PLAN VIEW

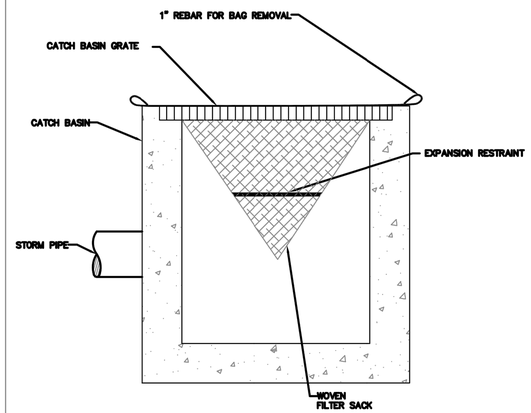
NOTES:

1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

INLET PROTECTION TYPE 4

DRAWING NO. 915 REVISED 10-31-19



CATCH BASIN INSERT

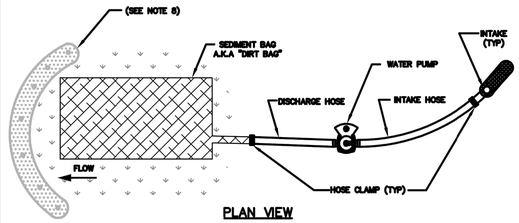
NOTE:

1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

INLET PROTECTION TYPE 5

DRAWING NO. 920 REVISED 10-31-19



PLAN VIEW

NOTES:

1. THE SEDIMENT BAG SHALL BE MANUFACTURED USING A POLYPROPYLENE 8 OZ. NON-WOVEN GEOTEXTILE SEWN INTO A BAG WITH A DOUBLE NEEDLE, USING A HIGH STRENGTH THREAD.
2. EACH STANDARD SEDIMENT BAG MUST HAVE A FILL SPOUT LARGE ENOUGH TO ACCOMMODATE A 4" DISCHARGE HOSE. STRAPS ARE ATTACHED TO SECURE THE HOSE AND PREVENT PUMPED WATER FROM ESCAPING WITHOUT BEING FILTERED.
3. THE SEDIMENT BAG SHALL MEET OR EXCEED OVERALL BAG REMOVAL EFFICIENCY RATE OF 97.55%.
4. WATER BEING DISCHARGED FROM THE SEDIMENT BAG MUST BE FREE OF ALL SEDIMENT PRIOR TO LEAVING THE SITE OR ENTERING INTO THE STORM SYSTEM.
5. SEDIMENT BAG IS FULL WHEN IT NO LONGER CAN EFFICIENTLY FILTER SEDIMENT OR ALLOW WATER TO PASS AT A RATE LESS THAN 50% OF MANUFACTURER'S DESIGNED FLOW RATE.
6. DURING USE, THE SEDIMENT BAG MUST BE MONITORED.
7. DISPOSE OF USED SEDIMENT BAG OFF SITE OR AS APPROVED BY CWS.
8. WHEN APPROPRIATE, INSTALL DOWNSTREAM SEDIMENT CONTROL MEASURES PER CWS STANDARDS.
9. FOR BEST RESULTS, PLACE SEDIMENT BAG ON FLAT SURFACE.
10. SEDIMEMT BAG SHOULD BE PLACED ON EXISTING VEGETATION, ROCK, OR BED OF STRAW. SEDIMENT BAG SHOULD NOT BE PLACED ON BARE GROUND.

SEDIMENT BAG

DRAWING NO. 950 REVISED 10-31-19

Architecture ▪ Interiors
Planning ▪ Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
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Client

ORWA SHERWOOD, LLC

8320 NE HIGHWAY 99
VANCOUVER, WA 98665

Project

SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
EROSION AND SEDIMENT CONTROL DETAILS

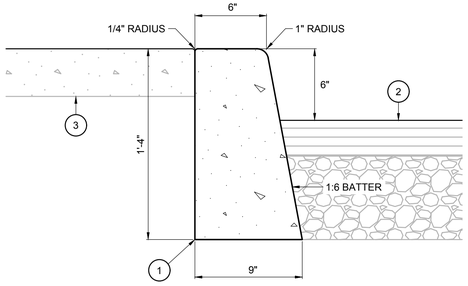
DRAWN BY:

CHECKED BY:

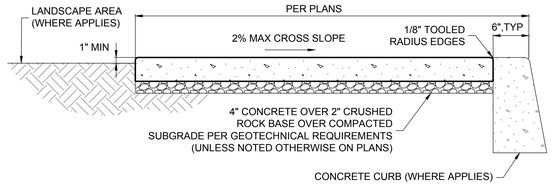
SHEET:
C1.55

JOB NO. 2200393.00

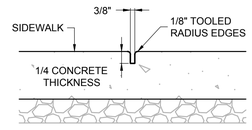
LAND USE RESUBMITTAL: 1/11/2023



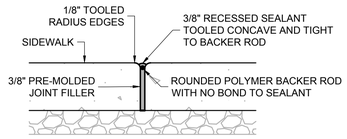
KEYNOTES:
1. CONCRETE FOR CURBING PER PROJECT SPECIFICATIONS
2. PAVEMENT SECTION PER CIVIL PLANS
3. SEE PLANS FOR IMPROVEMENTS AT BACK OF CURB. WHERE SIDEWALK OCCURS, THE SIDEWALK AND TOP OF CURB SHALL BE FLUSH. WHERE ABUTTING A PLANTER AREA, THE FINAL GRADE SHALL BE 1" MINIMUM BELOW TOP OF CURB, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT



NOTES:
A. CONCRETE SIDEWALK SHALL BE BROOM FINISHED UNLESS OTHERWISE NOTED ON PLANS
B. SEE PROJECT SPECIFICATIONS FOR CONCRETE, AGGREGATE BASE, AND JOINT MATERIALS
C. WHERE SIDEWALK ABUTS CURBING, SURFACE SHALL BE FLUSH WITH TOP OF CURB UNLESS NOTED OTHERWISE ON PLANS. WHERE SIDEWALK ABUTS LANDSCAPE OR OTHER PERVIOUS AREA, GRADE SHALL BE RECESSED 1" MINIMUM OR AS OTHERWISE DICTATED BY THE LANDSCAPE ARCHITECT OR NOTED ON PROJECT PLANS
D. DO NOT USE SHINERS ON TOOLED EDGES UNLESS NOTED OTHERWISE
E. CONTROL JOINTS SHALL BE EVENLY SPACED AND LOCATED EVERY 5' MAXIMUM, WITH EXPANSION JOINTS EVERY FOURTH JOINT, OR PER PLAN. SIDEWALK JOINTS SHALL BE ALIGNED WITH CURB JOINTS OR WHERE PERPENDICULAR CURBING INTERSECTS.

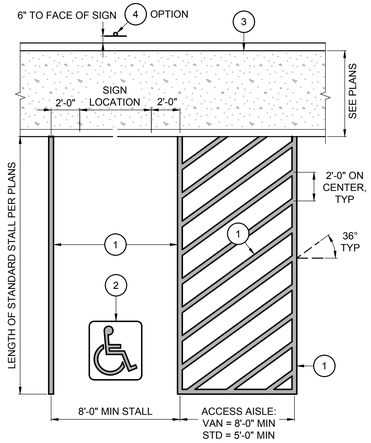


CONTROL JOINT



EXPANSION JOINT

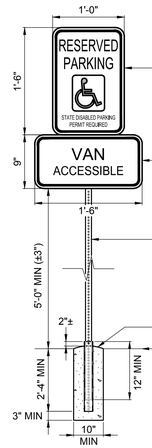
1 C5.10 VERTICAL CURB
NTS



KEYNOTES:
1. 4" WIDE WHITE STRIPE
2. WHITE RETROREFLECTIVE PAVEMENT MARKING SYMBOL (FHWA 3B-22) WITH BLUE RETROREFLECTIVE BACKGROUND (41" TALL x 36" WIDE WITH 4" STROKE WIDTH). OFFSET BACKGROUND LIMIT 4" FROM SYMBOL
3. SEE 5/C5.10 FOR PROPOSED PARALLEL CURB RAMP TO ACCOMMODATE ACCESSIBLE PARKING STALL ACCESS
4. ACCESSIBLE PARKING SPACE SIGNAGE PER DETAIL HEREON. MAINTAIN 48" CLEAR ACCESS AROUND SIGN. INSURE NO INTERFERENCE WITH PARKING STALL OVERHANG

NOTE: MORE DETAIL ON THE FHWA SYMBOL NUMBER REFERENCES HEREON MAY BE FOUND IN THE STANDARD HIGHWAY SIGNS BOOK PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION (FHWA), LATEST EDITION

2 C5.10 CONCRETE SIDEWALK AND JOINTS
NTS



ODOT SIGN NO. R7-8
BACKGROUND: WHITE, RETRO-REFLECTIVE SHEETING
LEGEND: GREEN, RETRO-REFLECTIVE SHEETING
SYMBOL: BLUE RETRO-REFLECTIVE SHEETING ON WHITE RETRO-REFLECTIVE BACKGROUND

ODOT SIGN NO. R7-8A
(WHERE CALLED OUT ON PLANS)
BACKGROUND: WHITE, RETRO-REFLECTIVE SHEETING
LEGEND: GREEN, NON-REFLECTIVE SHEETING
NOTE: ACCESS AISLE FOR SINGLE VAN ACCESSIBLE STALL TO BE LOCATED ON THE PASSENGER'S SIDE

2"X2" SQUARE PERFORATED GALVANIZED 12GA METAL SIGN POST. FOR FURTHER INFORMATION, SEE DETAIL 1/C5.11

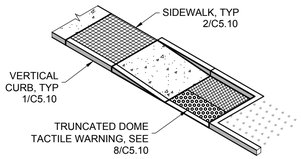
CONCRETE FOUNDATION, ROUND TOP TO SHED

FINISHED GROUND

NOTE: MORE DETAIL ON THE WSDOT SIGN/SYMBOL NUMBER REFERENCES HEREON MAY BE FOUND IN THE SIGN FABRICATION MANUAL PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), LATEST EDITION

3 C5.10 NOT USED
N.T.S.

1:1



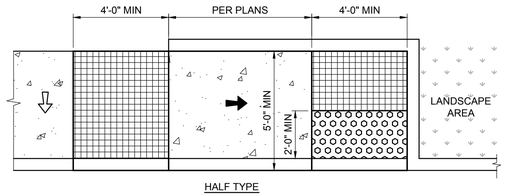
ISOMETRIC - HALF TYPE

LEGEND
TURNING SPACE/LANDING
MAX 2.0% FINISHED
SLOPE IN ALL DIRECTIONS*

SLOPE 1.5% MAX*
(MAX 2.0% FINISHED
SURFACE SLOPE)

SLOPE 7.5% MAX*
(MAX 8.3% FINISHED
SLOPE)

*SLOPES GOVERN OVER ELEVATIONS



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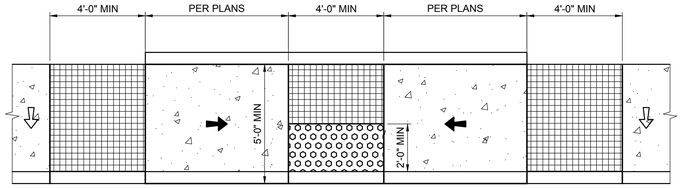
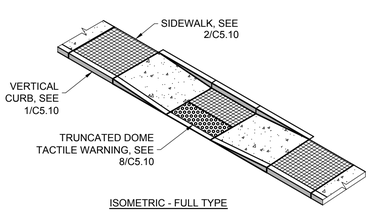


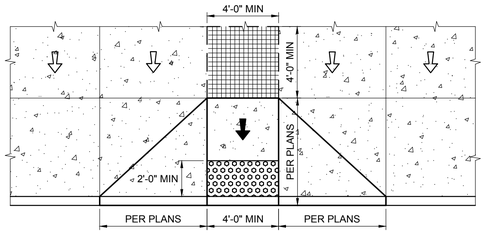
FULL TYPE



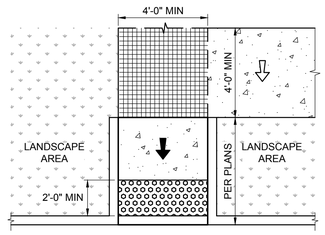
ISOMETRIC - FULL TYPE

4 C5.10 ACCESSIBLE PARKING STALL
NTS

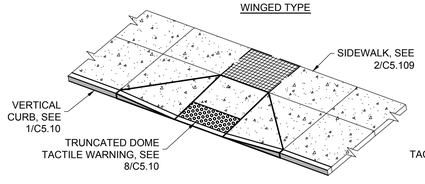
5 C5.10 PARALLEL CURB RAMPS
NTS



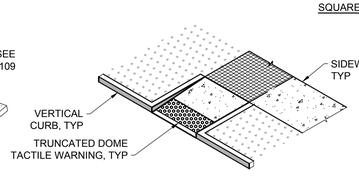
WINGED TYPE



SQUARE TYPE



ISOMETRIC - WINGED TYPE



ISOMETRIC - SQUARE TYPE

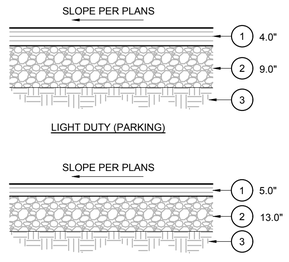
LEGEND
TURNING SPACE/LANDING
MAX 2.0% FINISHED
SLOPE IN ALL DIRECTIONS*

SLOPE 1.5% MAX*
(MAX 2.0% FINISHED
SURFACE SLOPE)

SLOPE 7.5% MAX*
(MAX 8.3% FINISHED
SLOPE)

*SLOPES GOVERN OVER ELEVATIONS

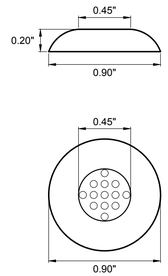
6 C5.10 PERPENDICULAR CURB RAMPS
NTS



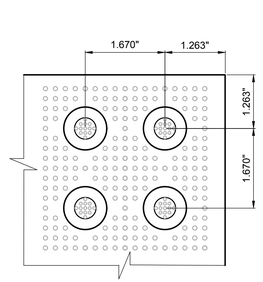
KEYNOTES:
1. ASPHALT PAVEMENT SECTION PER PROJECT SPECIFICATIONS
2. CRUSHED ROCK BASE SECTION PER PROJECT SPECIFICATIONS
3. COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

NOTES:
A. SEE PLANS FOR LOCATIONS OF LIGHT AND HEAVY DUTY PAVEMENTS. IF NONE SPECIFIED, USE LIGHT DUTY IN PASSENGER VEHICLE PARKING STALLS ONLY AND HEAVY DUTY IN ALL OTHER LOCATIONS
B. SEE PROJECT GEOTECHNICAL REPORT FOR PAVEMENT AND SUBGRADE PREPARATION RECOMMENDATIONS

7 C5.10 ASPHALT PAVEMENT SECTION
NTS



TRUNCATED DOME DETAIL



TRUNCATED DOME PANEL

NOTES:
A. PLACE TRUNCATED DOME DETECTABLE WARNING TEXTURE (OR CAST-IN-PLACE PANELS) IN THE LOWER 24" FOR THE FULL WIDTH OF THE RAMP
B. ARRANGE DOMES USING AN INLINE PATTERN AS SHOWN IN THE DETAIL ABOVE
C. COLOR OF DOME TEXTURE (OR PANELS) TO BE SAFETY YELLOW, UNLESS NOTED OTHERWISE ON PLANS
D. SURFACE APPLIED PANELS SHALL ONLY BE ALLOWED IN RETROFIT CONDITIONS AND WITH THE PRIOR APPROVAL OF THE ENGINEER

8 C5.10 TRUNCATED DOMES
NTS

Architecture ▪ Interiors
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Client
ORWA SHERWOOD, LLC

8320 NE HIGHWAY 99
VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
SITE DETAIL SHEET

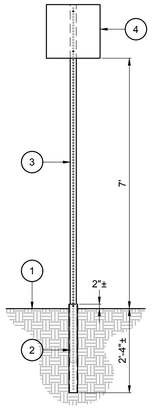
DRAWN BY:

CHECKED BY:

SHEET:
C5.10

JOB NO.
2200393.00

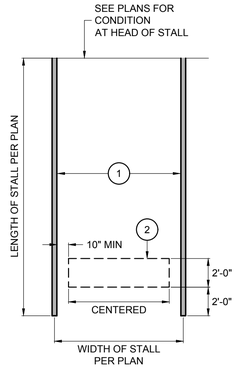
LAND USE RESUBMITTAL: 1/11/2023



KEYNOTES:
1. EXISTING OR FINISHED GRADE PER PLANS
2. 30" LONG, PERFORATED GALVANIZED 12GA METAL POST SLEEVE SIZED TO ACCOMMODATE 2"x2" SQUARE POST. EMBED SLEEVE SUCH THAT APPROXIMATELY 2" IS EXPOSED ABOVE GRADE TO ALLOW FOR INSTALLATION OF THE CORNER BOLT IN THE TOP HOLE
3. 2"x2" SQUARE PERFORATED GALVANIZED 12GA METAL SIGN POST (UNISTRUT TELESPAR, OR EQUAL). SIGN POST SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE POST SLEEVE. CONTRACTOR TO VERIFY REQUIRED POST LENGTH PRIOR TO ORDERING
4. ATTACH SIGN TO PERFORATED POST USING A MINIMUM OF 2 DRIVE RIVETS THROUGH THE FACE OF THE SIGN. SIZE, SHAPE, AND WORDING OF SIGN PER PLANS OR SEPARATE DETAIL

NOTES:
A. SIGN POST SHALL BE PLACED SUCH THAT EDGE OF MOUNTED SIGN IS AT LEAST 24" AWAY FROM ANY ADJACENT ROADWAY

1 C5.11 SIGN POST
NTS



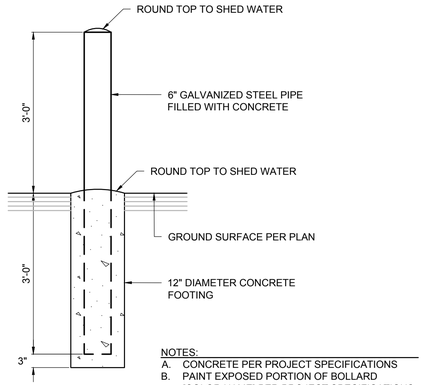
KEYNOTES:
1. 4" WIDE WHITE STRIPE
2. WHITE PAVEMENT MARKING, 2" MIN STROKE, WHERE CALLED OUT ON PLANS. COMMON MARKINGS SHOWN BELOW

NOTES:
A. PAINT MATERIALS AND APPLICATION PER PROJECT SPECIFICATIONS

COMPACT
CARPOOL

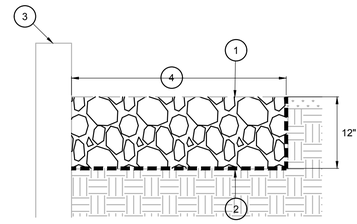
COMMON PARKING STALL DESIGNATIONS

2 C5.11 PARKING STALL STRIPING
NTS



NOTES:
A. CONCRETE PER PROJECT SPECIFICATIONS
B. PAINT EXPOSED PORTION OF BOLLARD [COLOR NAME] PER PROJECT SPECIFICATIONS

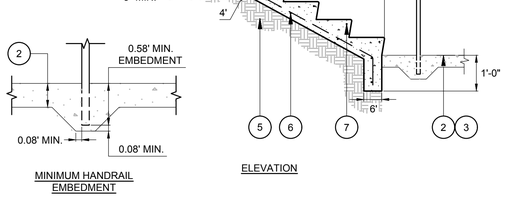
3 C5.11 6" PIPE BOLLARD
NTS



KEYNOTES:
1. CRUSHED, ANGULAR, 6"-10" DIAMETER ROCK (I.E. ODOT CLASS 50 RIP RAP). TOP OF RIP RAP LAYER TO BE FLUSH WITH ADJACENT GRADE
2. WOVEN FILTER FABRIC, ENCASING ALL BUT THE TOP SURFACE OF THE AGGREGATE
3. PIPE OUTFALL OR CURB BREAK LOCATION, WIDTH/DIAMATER, AND INVERT PER PLAN. CENTER RIP RAP PAD ON PIPE OUTFALL/CURB BREAK
4. RIP RAP PAD DIMENSIONS PER PLAN. IF NONE NOTED, INSTALL TO A MINIMUM WIDTH OF 12" TO EITHER SIDE OF A CURB BREAK OR PIPE OUTFALL AND 48" LONG

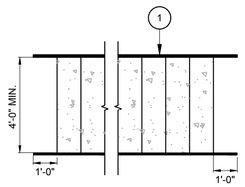
NOTES:
A. ALL FEATURES SHOWN OTHER THAN THE RIP RAP PAD ARE SHOWN FOR REFERENCE ONLY TO PROVIDE CONTEXT OF THE RIP RAP'S RELATIONSHIP TO ITS SURROUNDINGS. REFER TO THE PLANS FOR PROJECT SPECIFIC RELATIONSHIPS TO OTHER SITEWORK ELEMENTS

4 C5.11 RIP RAP PAD
NTS

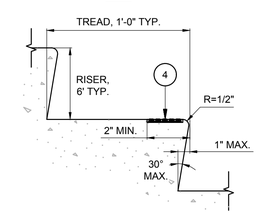


MINIMUM HANDRAIL EMBEDMENT

ELEVATION



PLAN

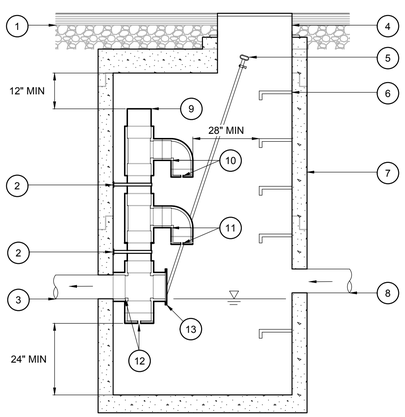


TREAD DETAIL

KEYNOTES:
1. 1-1/4" DIAMETER PIPE RAIL. BRUSH FINISH OR POWDERCOAT BLACK - COORDINATE WITH OWNER
2. CONCRETE SIDEWALK PER DETAIL 2/C5.10
3. LANDINGS SHALL BE A SOLID SURFACE WITH WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY THEY SERVE. LANDING SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION
4. VISUALLY CONTRASTING, SLIP RESISTANT NOSING
5. PROVIDE COMPACTED FILL PER GEOTECHNICAL REQUIREMENTS
6. #3 REBAR AT 18" OC EACH WAY, TYP.
7. #3 NOSE BAR, TYP.
8. CONCRETE CHEEK WALL WHERE STAIR IS ADJACENT TO LANDSCAPING

NOTES:
A. NUMBER OF RISERS PER PLANS
B. WHERE LENGTH OF STAIRWAY IS GREATER THAN 8', PROVIDE INTERMEDIATE VERTICAL POSTS AT EVEN SPACING, 4' MAXIMUM
C. MAINTAIN 4'-0" MINIMUM CLEAR BETWEEN HANDRAILS
D. TREADS TO BE SLOPED TO PROVIDE POSITIVE DRAINAGE, BUT AT NO POINT TO EXCEED 2.0%
E. SEE PROJECT SPECIFICATIONS FOR CONCRETE REQUIREMENTS

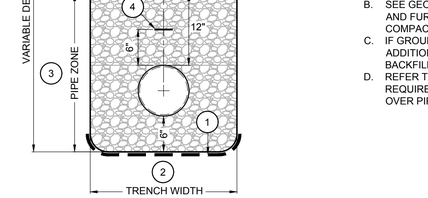
5 C5.11 CONCRETE STAIR
NTS



KEYNOTES:
1. PAVING SECTION PER PLANS
2. SECURE PIPE STACK TO MANHOLE WITH RUST PROOF TIE STRAPS AND BOLTS
3. OUTLET PIPE SIZE, INVERT, AND SLOPE PER PLANS
4. STANDARD MANHOLE FRAME AND COVER. RIM ELEVATION PER PLANS
5. LIFT HANDLE FOR SHEAR GATE, SEE DETAIL 8/C5.11
6. MANHOLE STEP PER 8/C5.12
7. MANHOLE PER 8/C5.12
8. INLET PIPE SIZE, INVERT, AND SLOPE PER PLANS
9. OVERFLOW SIZE AND ELEVATION = 18", 257.00
10. ORIFICE 3 SIZE AND ELEVATION = 3.1", 256.74
11. ORIFICE 2 SIZE AND ELEVATION = 4.55", 256.62
12. ORIFICE 1 SIZE AND ELEVATION = 5.04", 253.91
13. SHEAR GATE PER DETAIL 8/C5.11

NOTES:
A. CONTRACTOR IS RESPONSIBLE FOR SELECTING THE MANHOLE SIZE, TYPE, AND MATERIAL BASED UPON PROJECT SITE CONDITIONS, PROJECT PLANS & SPECIFICATIONS, AND THE DIMENSIONAL CRITERIA HEREON
B. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FLOW CONTROL MANHOLES FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO PROCURING MATERIALS
C. SELECTED MANHOLE SHALL MEET THE CRITERIA OF THE PROJECT SPECIFICATIONS AND BE INSTALLED ACCORDINGLY
D. INLET AND OUTLET PIPES CONNECTIONS SHALL BE COMPLIANT WITH PROJECT SPECIFICATIONS OR THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, WHICHEVER IS MOST STRINGENT
E. UNLESS NOTED OTHERWISE, PIPE STACK, CROSS FITTING FOR ORIFICE 1 & SHEAR GATE, AND OVERFLOW SHALL BE THE SIZE OF THE OUTLET PIPE. USE REDUCING TEES AS APPROPRIATE FOR THE ADDITIONAL ORIFICES TO OPTIMIZE SPACE CONSTRAINTS

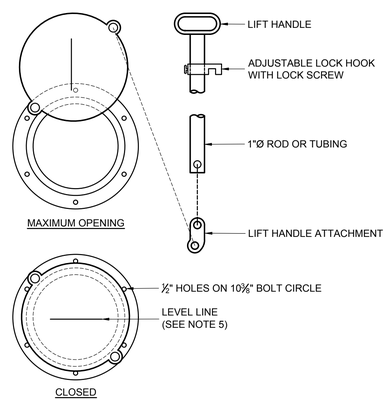
7 C5.11 FLOW CONTROL MANHOLE
NTS



KEYNOTES:
1. INSTALL TRENCH STABILIZATION AS NECESSARY TO OBTAIN COMPACTION
2. TRENCH WIDTH SHALL ACCOMMODATE THE PIPE DIAMETER PLUS ONE ADDITIONAL PIPE DIAMETER ON EITHER SIDE OF THE PIPE, BUT IN NO CASE LESS THAN 6 INCHES OR MORE THAN 18 INCHES
3. PIPE ZONE TO CONSIST OF IMPORTED GRANULAR MATERIAL
4. TRACER WIRE PER PROJECT SPECIFICATIONS
5. BACKFILL IN PAVEMENT AREAS WITH IMPORTED GRANULAR MATERIAL TO PAVEMENT SUBGRADE ELEVATION
6. BACKFILL IN LANDSCAPE AREAS WITH NATIVE MATERIAL TO PLANTER SUBGRADE ELEVATION. MOUND TOP TO SHED AT 2% EACH DIRECTION

NOTES:
A. THIS DETAIL IS FOR USE ON PRIVATE PROPERTY ONLY. TRENCHING AND BACKFILL REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLIANT WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION
B. SEE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS FOR RECOMMENDED MATERIALS AND FURTHER REQUIREMENTS (i.e. SIZE AND GRADATION OF GRANULAR MATERIALS, MINIMUM COMPACTION, MAXIMUM LIFT PLACEMENT, TRACER WIRE, ETC.)
C. IF GROUNDWATER IS ENCOUNTERED, CONSULT THE GEOTECHNICAL ENGINEER OF RECORD FOR ADDITIONAL RECOMMENDATIONS WITH REGARD TO TRENCHING, PIPE PLACEMENT, AND BACKFILL
D. REFER TO PROJECT SPECIFICATIONS FOR MINIMUM PIPE COVER AND ALTERNATE MATERIAL REQUIREMENTS. CONTRACTOR SHALL PREVENT CONSTRUCTION VEHICLES FROM DRIVING OVER PIPING WITH LESS THAN 12" COVER AT ANY POINT IN TIME DURING CONSTRUCTION

6 C5.11 UTILITY TRENCH BEDDING & BACKFILL
NTS



MAXIMUM OPENING

CLOSED

NOTES
A. THE FRAME AND LADDER OR STEPS ARE TO BE OFFSET SO THAT: THE SHEAR GATE IS VISIBLE FROM THE TOP; THE CLIMB-DOWN SPACE IS CLEAR OF RISER AND GATE; THE FRAME IS CLEAR OF THE CURB (IF APPLICABLE)
B. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B
C. THE LIFT HANDLE SHALL BE MADE OF SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION)
D. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE PIPE MOUNTING FLANGE AND THE GATE FLANGE
E. INSTALL THE GATE SO THAT THE LEVEL-LINE IS LEVEL WHEN THE GATE IS CLOSED
F. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED TO PROPER FIT
G. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL
H. THE SHEAR GATE MAXIMUM OPENING SHALL BE CONTROLLED BY LIMITED HINGE MOVEMENT, A STOP TAB, OR SOME OTHER DEVICE
I. ALTERNATIVE SHEAR GATE DESIGNS ARE ACCEPTABLE, IF MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER PRIOR TO PROCURING PRODUCT OR CONSTRUCTION

8 C5.11 SHEAR GATE
NTS

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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
SITE DETAIL SHEET

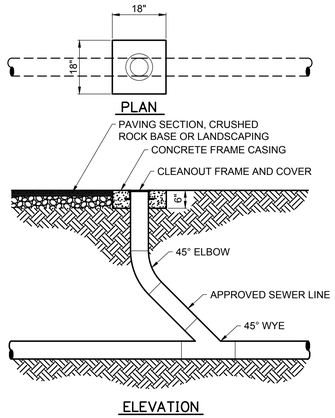
DRAWN BY:

CHECKED BY:

SHEET:
C5.11

JOB NO. **2200393.00**

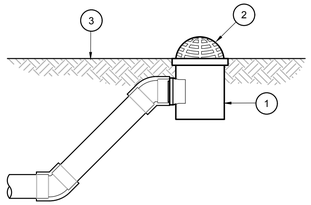
LAND USE RESUBMITTAL: 1/11/2023



1 C5.12 PRIVATE SEWER CLEANOUT

N.T.S.

CLEANOUT



KEYNOTES:

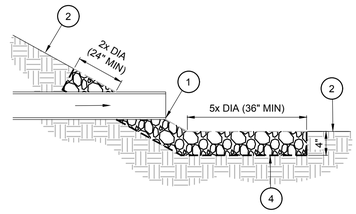
1. PREFABRICATED PLASTIC SUMPED CATCH WITH OUTLET ADAPTER SIZED TO MATCH STORM LEADER PIPE. STORM LEADER TO BE 4 INCH DIAMETER UNLESS NOTED AS OTHERWISE ON PLANS
2. BLACK ATRIUM GRATE TO MATCH DRAIN BODY SIZE. GRATE SHALL BE 9 INCH SQUARE UNLESS NOTED AS OTHERWISE ON PLANS. MINIMUM OPEN SURFACE AREA FOR 9 INCH SQUARE GRATE SHALL BE 31.5 SQUARE INCHES, UNLESS OTHERWISE APPROVED BY THE ENGINEER
3. LANDSCAPE AREA PER PLANS. GRATE RIM ELEVATION SHALL BE SET FLUSH WITH FINAL LANDSCAPE GRADE, ALLOWING ATRIUM PORTION OF GRATE TO BE UNOBSTRUCTED

NOTES:

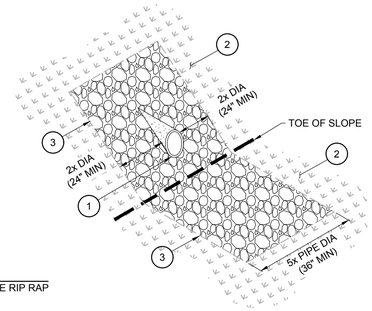
A. DRAIN BODY, GRATE, AND ADAPTERS SHALL BE PROCURED FROM THE SAME MANUFACTURER AND ASSEMBLED PER MANUFACTURER'S RECOMMENDATIONS

2 C5.12 LANDSCAPE AREA DRAIN

NTS



SECTION



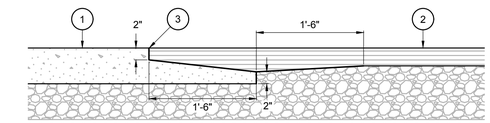
ISOMETRIC

KEYNOTES:

1. PIPE SIZE AND INVERT PER PLAN. WHERE NOT NOTED, PIPE SHALL DISCHARGE 6-12" ABOVE RIP RAP FINISHED GRADE
2. FINISHED GRADE AND SLOPE PER PLAN. PLANTING PER LANDSCAPE PLANS
3. CRUSHED, ANGULAR, 6"-10" DIAMETER ROCK (I.E. ODOT CLASS 50 RIP RAP). TOP OF RIP RAP LAYER TO BE FLUSH WITH ADJACENT GRADE. IF INDICATED, DIMENSIONS OF RIP RAP SHOWN ON PLAN SHALL SUPERCEDE THOSE SHOWN ON THIS DETAIL. DIAMETER (DIA) REFERENCES REFER TO THE INSIDE DIAMETER OF THE OUTFALL PIPE
4. WOVEN FILTER FABRIC ENCASING ALL BUT THE TOP SURFACE OF THE RIP RAP

3 C5.12 PIPE OUTFALL - RIP RAP

NTS



NOTES:

A. CONTRACTOR TO VERIFY FDC MATERIALS, FINISH, AND SIGN REQUIREMENTS (PER OFC 912.4 AND NFPA 16.12.5.8) WITH LOCAL FIRE MARSHAL
B. FDC SHALL BE PROTECTED BY ORANGE CONSTRUCTION FENCING DURING CONSTRUCTION

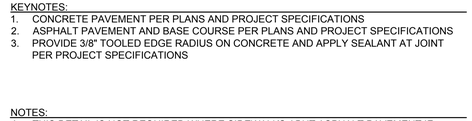
4 C5.12 FIRE DEPARTMENT CONNECTION

NTS

5 C5.12 NOT USED

N.T.S.

1:1



KEYNOTES:

1. CONCRETE PAVEMENT PER PLANS AND PROJECT SPECIFICATIONS
2. ASPHALT PAVEMENT AND BASE COURSE PER PLANS AND PROJECT SPECIFICATIONS
3. PROVIDE 3/8" TOOLED EDGE RADIUS ON CONCRETE AND APPLY SEALANT AT JOINT PER PROJECT SPECIFICATIONS

NOTES:

A. THIS DETAIL IS NOT REQUIRED WHERE SIDEWALKS ABUT ASPHALT PAVEMENT IF PROVISIONS ARE SPECIFIED THAT PREVENT VEHICULAR ACCESS ONTO SIDEWALK

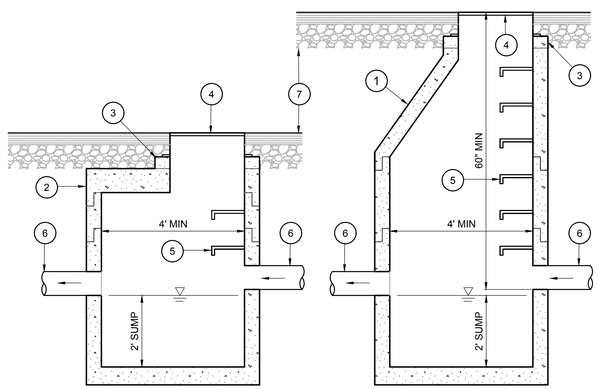
6 C5.12 NOT USED

N.T.S.

1:1

7 C5.12 ASPHALT TO CONCRETE TRANSITION

NTS



ECCENTRIC FLAT TOP

ECCENTRIC CONE

KEYNOTES:

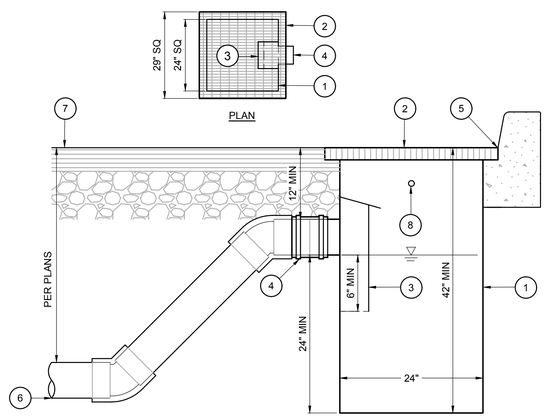
1. MANHOLE FRAME AND COVER PER PROJECT SPECIFICATIONS, RIM ELEVATION PER PLANS
2. 48" MIN DIAMETER PRECAST CONCRETE MANHOLE WITH ECCENTRIC CONE
3. 48" MIN DIAMETER PRECAST CONCRETE FLAT TOP MANHOLE (USED WHEN LESS THAN 60" AVAILABLE FROM PIPE INVERT TO RIM). CONCENTRIC LID SHALL BE USED AND STEPS SHALL BE OMITTED WHEN DEPTH FROM RIM TO INVERT IS LESS THAN 3 FEET
4. PRECAST CONCRETE GRADE RING AS REQUIRED TO ACCOMMODATE PAVING SECTION (12" TOTAL, MAX)
5. 6 1/2" MIN LONG MANHOLE STEPS AT 12" ON CENTER PER PROJECT SPECIFICATIONS. LOCATE WITHIN 24" OF COVER AND FLOOR OF MANHOLE, AND A MINIMUM OF 5" FROM PRECAST SECTION JOINT
6. PIPE SIZE, INVERT, AND SLOPE PER PLANS
7. PAVING SECTION PER PLANS

NOTES:

A. MANHOLE DIAMETER SHALL BE INCREASED, IF REQUIRED, TO PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN PIPE CONNECTIONS, OR WHEN ANY PIPE DIAMETER IS GREATER THAN 1/2 THE DIAMETER OF THE MANHOLE
B. MANHOLE ACCESS COVER SHALL NOT BE LOCATED DIRECTLY OVER A PIPE CONNECTION UNLESS DIRECTED OTHERWISE BY THE ENGINEER
C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MANHOLES FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO PROCURING MATERIALS
D. SELECTED MANHOLE SHALL MEET THE CRITERIA OF THE PROJECT SPECIFICATIONS AND BE INSTALLED ACCORDINGLY
E. INLET AND OUTLET PIPES CONNECTIONS SHALL BE COMPLIANT WITH PROJECT SPECIFICATIONS OR THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, WHICHEVER IS MOST STRINGENT

8 C5.12 STORM SEWER MANHOLES

NTS



KEYNOTES:

1. PREFABRICATED, ASPHALT DIPPED, 10 GAUGE STEEL SUMPED CATCH BASIN WITH INTEGRAL GRATE FRAME
2. BIKE PROOF, HEAVY DUTY REMOVABLE TRAFFIC GRATE CAPABLE OF SUPPORTING H20 LOADING
3. SEDIMENT TRAP WITH HINGED LID
4. INSTALL FLEXIBLE CLAMPED COUPLING ON INTEGRAL CATCH BASIN OUTLET. IMMEDIATELY TURN DOWN PIPING AT 45 DEGREES TO INTERSECT WITH THE SITE PIPING
5. LOCATE CATCH BASIN SUCH THAT THE EDGE OF GRATE FRAME IS INLINE WITH THE ABUTTING CURBLINE (WHERE APPLIES).
6. PIPE SIZE, INVERT, AND SLOPE PER PLANS
7. PAVING SECTION PER PLANS
8. 1/2 INCH TO 1 INCH DIAMETER WEEPHOLES, MINIMUM 1 PER SIDE. CONTRACTOR SHALL VERIFY COMPLIANCE WITH LOCAL JURISDICTION PRIOR TO PROCURING MATERIALS

NOTES:

A. ALL PRODUCTS USED SHALL BE COMPLIANT WITH BOTH THE UNIFORM AND LOCAL JURISDICTION PLUMBING CODES
B. WHERE ABUTTING CURBING, GRATE SHALL BE ORIENTED SO THAT THE ELONGATED PATTERN IS PERPENDICULAR TO THE CURB FACE

9 C5.12 STEEL CATCH BASIN

NTS

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VANCOUVER, WA 98665

Project

SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

SITE DETAIL SHEET

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SHEET:

C5.12

JOB NO. **2200393.00**

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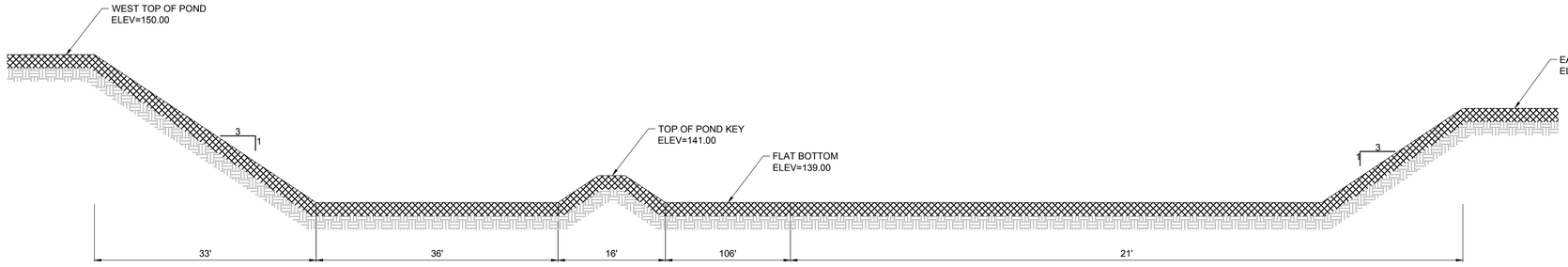
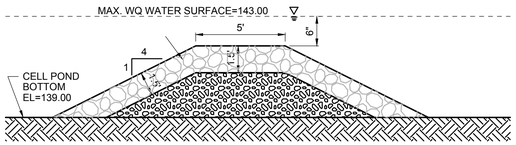
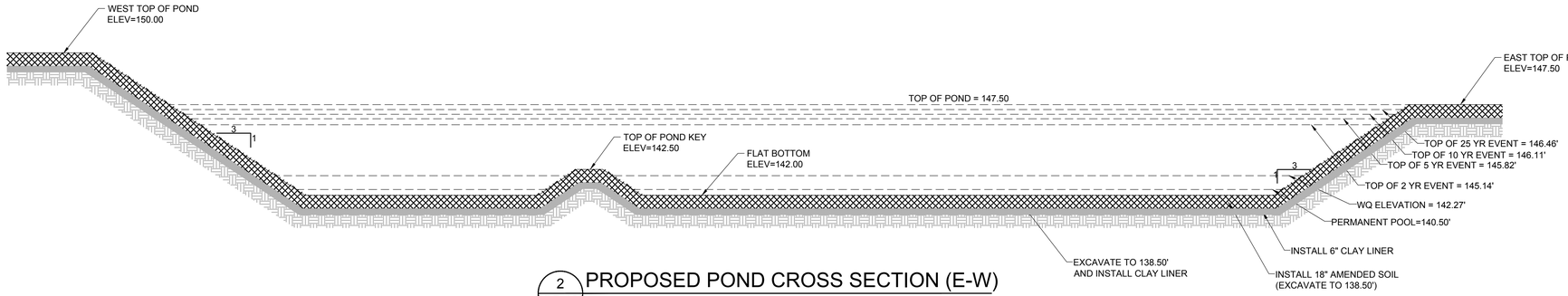


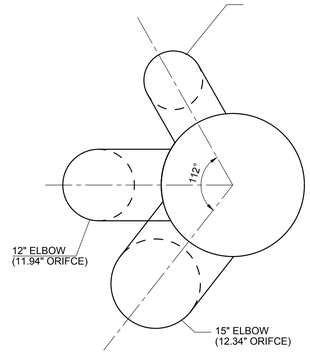
1 C5.13 EXISTING POND CROSS SECTION (E-W)
N.T.S.
1:1



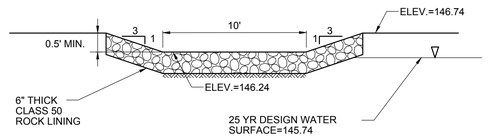
3 C5.13 POND BERM
N.T.S.
PONDBERM



2 C5.13 PROPOSED POND CROSS SECTION (E-W)
N.T.S.
1:1

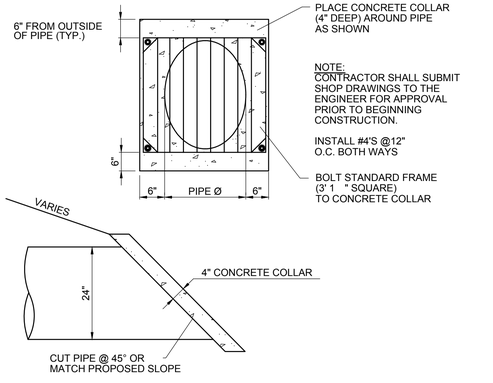


4 C5.13 RISER ORIENTATION DETAIL
1"=1'
1:1

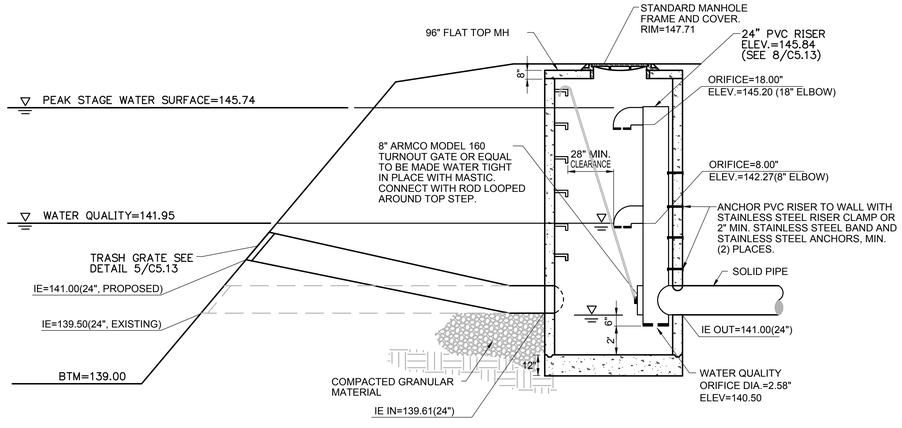


6 C5.13 NOT USED
N.T.S.
SEDINLT1
1:1

8 C5.13 EMERGENCY OVERFLOW
N.T.S.
OVERFLOW
1:1



5 C5.13 PIPE END TRASH GRATE
N.T.S.
TRASHRACK



7 C5.13 CONTROL MH AND POND OUTLET
N.T.S.
CONTROLMH4

9 C5.13 NOT USED
N.T.S.
SEDINLT1
1:1

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Delta	Issued As	Issue Date

SHEET TITLE:
STORMWATER DETAILS

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SHEET:
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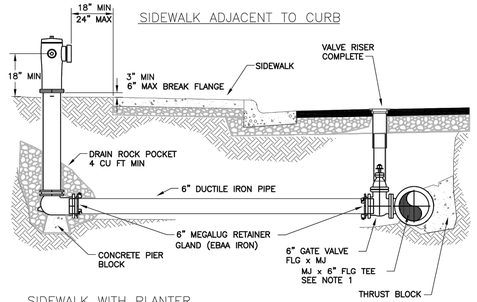
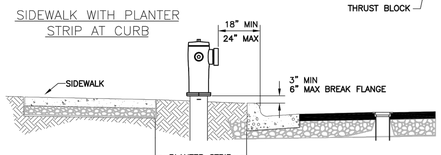
LAND USE RESUBMITTAL: 1/11/2023

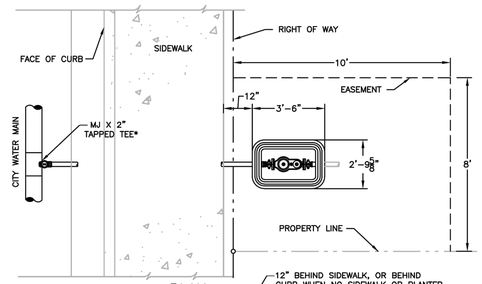




NOTES:

1. FOR CONNECTION TO EXISTING MAINS USE TAPPING SLEEVE IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS.
2. PROVIDE A 3 FT CLEAR SPACE AROUND CIRCUMFERENCE OF FIRE HYDRANT.
3. PLACEMENT OF CONCRETE AROUND FIRE HYDRANT IS PROHIBITED.
4. PUBLIC HYDRANTS SHALL BE YELLOW ABOVE GROUND LINE.
5. STORZ ADAPTER REQUIRED ON THE 4½-INCH PORT.
6. HYDRANTS SHALL BE "BREAK AWAY" TYPE AND MEET AWWA C502.
7. HYDRANTS SHALL BE PLUMB IN ALL DIRECTIONS.

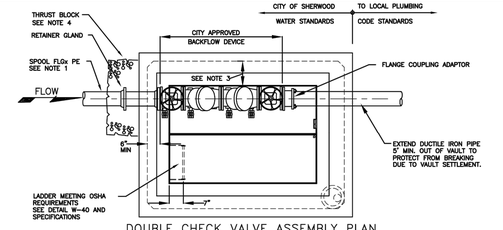
STANDARD DRAWING TITLE		DRAWING NUMBER
FIRE HYDRANT STANDARD INSTALLATION		W-21
Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
	N.T.S.	2020.08.06 UPDATED



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
Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
	N.T.S.	MAR '16



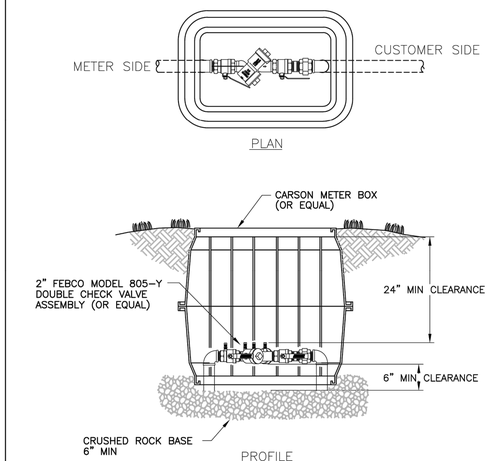
SIZE	UTILITY VAULT *	BILCO DOOR *
3	660-WA	J-5AL
4	577-WA	J-5AL
6	676-WA	J-5AL
8	687-WA	JD-3AL
10	5106-LA	JD-3AL

* "OR EQUAL" APPROVED BY CITY ENGINEER

NOTES:

1. CONTRACTOR TO SEAL ALL OPENINGS IN VAULT WITH NON SHRINK GROUT
2. CONTRACTOR TO INSTALL CONCRETE BALLAST 3 CU. YDS MIN AROUND BASE OF VAULT WHERE FLOODING OR HIGH GROUND WATER EXIST
3. CLEARANCE BETWEEN WALL AND DEVICE 8" MIN., 12" MAX., EXCEPT 8" MIN. 9" MAX. FOR 660-WA VAULT
4. THRUST BLOCK 1'-0" MIN THICKNESS
5. FOR USE ON FIRE SERVICE LINE. FOR DOMESTIC SERVICE SEE DETAIL W-76.

STANDARD DRAWING TITLE		DRAWING NUMBER
DCVA (FOR USE WITH FIRE SERVICE LINE)		W-71
Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE	DATE
	N.T.S.	JUL' 09



NOTE:
INSTALLATION SHOWN IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF DEVICE TO FINISH GRADE, FREEZE PROTECTION, AND CLEARANCE FOR TESTING & REPAIR ARE THE MAJOR CONSIDERATIONS FOR INSTALLATION. PLUGS TO BE INSTALLED IN TEST COCKS OF BELOW GROUND INSTALLATIONS (NO DISSIMILAR METALS). *IF FREEZE PROTECTION IS PROVIDED, THE 24" MIN CLEARANCE MAY BE REDUCED.*

STANDARD DRAWING TITLE		DRAWING NUMBER
1-1/2", 2", & 2-1/2" DOUBLE CHECK INSTALLATION		W-73
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	N.T.S.	JUL' 09

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Client
ORWA SHERWOOD, LLC

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VANCOUVER, WA 98665

Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
CITY OF SHERWOOD STANDARD DETAILS

DRAWN BY:

CHECKED BY:

SHEET:
C5.14

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE		QTY
	ACER RUBRUM `FRANKSRED` RED SUNSET MAPLE MATURE SIZE 40' H X 40' W	2" CAL., B&B		6
	CLADRASTIS KENTUKEA AMERICAN YELLOWWOOD MATURE SIZE 40' H X 40' W	2" CAL., B&B		12
	THUJA PLICATA `HOGAN` HOGAN CEDAR MATURE SIZE 20' H X 15' W	6' HT, MIN. B&B		2
	TILIA TOMENTOSA `STERLING` STERLING SILVER LINDEN MATURE SIZE 35' H X 30' W	2" CAL., B&B		14
	ZELKOVA SERRATA `GREEN VASE` GREEN VASE SAWLEAF ZELKOVA MATURE SIZE 50' H X 50' W	2" CAL., B&B		10
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	BERBERIS THUNBERGII `CRIMSON PYGMY` CRIMSON PYGMY JAPANESE BARBERRY MATURE SIZE 2' H X 2' W	2 GAL	24" o.c.	201
	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS MATURE SIZE 2' H X 2' W	1 GAL.	24" o.c.	239
	CISTUS X HYBRIDUS WHITE ROCKROSE MATURE SIZE 4' H X 4' W	2 GAL.	36" o.c.	81
	FOTHERGILLA GARDENII DWARF FOTHERGILLA MATURE SIZE 4' H X 4' W	2 GAL.	36" o.c.	45
	HYDRANGEA QUERCIFOLIA `PEE WEE` PEE WEE OAKLEAF HYDRANGEA MATURE SIZE 4' H X 3' W	2 GAL	36" o.c.	21
	PENNISETUM ALOPECUROIDES `HAMELN` HAMELN FOUNTAIN GRASS MATURE SIZE 2' H X 2.5' W	5 GAL.	36" o.c.	83
	PIERIS JAPONICA `PRELUDE` PRELUDE JAPANESE PIERIS MATURE SIZE 3' H X 3' W	2 GAL	36" o.c.	104
	PRUNUS LAUROCERASUS `OTTO LUYKEN` OTTO LUYKEN LAUREL MATURE SIZE 4' H X 4' W	2 GAL.	42" o.c.	48
	SPIRAEA JAPONICA `GOLDMOUND` GOLDMOUND SPIREA 3' H X 3' W	2 GAL.	36" o.c.	144
	VIBURNUM DAVIDII DAVID VIBURNUM MATURE SIZE 3' H X 4' W	2 GAL.	36" o.c.	200
	VIBURNUM TINUS `SPRING BOUQUET` SPRING BOUQUET LAURUSTINUS MATURE SIZE 4' H X 5' W	3 GAL.	48" o.c.	29
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	1 GAL.	24" o.c.	1,257
	MAHONIA REPENS CREEPING MAHONIA	1 GAL.	24" o.c.	691
	SEED MIX NATIVE UPLAND MIX BY SUNMARK SEEDS	1 LB / 1000 SF		19,321 SF
	SEED MIX TYPE 1 KNEE HIGH LOW PROFILE POLLINATOR MIX	1 LB / 1000 SF		4,392 SF
	STORMWATER PLANTING ZONE A	1 GAL.		14,480 SF
	STORMWATER PLANTING ZONE B	1 GAL.		13,139 SF

LANDSCAPE NOTES

GENERAL

1. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
2. CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
3. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
4. LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
5. DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
6. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

PLANTING

1. ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
2. SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUNDCOVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
3. ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
4. TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
5. DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
6. TREES PLANTED WITHIN 8' OF A UTILITY LINE OR STRUCTURE REQUIRES ROOT BARRIER, SEE DETAIL 3/L5.10
7. IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
8. REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
9. EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
10. A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
11. TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
12. ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

DESIGN BUILD IRRIGATION

1. ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY PERMANENT FULLY AUTOMATIC DRIP IRRIGATION SYSTEM.
2. CONTRACTOR SHALL COORDINATE FINAL CONTROLLER LOCATIONS WITH OWNER/OWNERS REPRESENTATIVE.
3. VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER. DO NOT PLACE VALVES IN HIGH VISIBILITY AREAS.
4. PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
5. IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
6. ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
7. SYSTEM SHALL SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
8. ALL LATERAL LINES TO BE NO LESS THAN 3/4"
9. SYSTEM SHALL INCLUDE SOIL MOISTURE SENSORS. SHOW TYPE AND LOCATION ON SHOP DRAWINGS.
10. REF. CIVIL DETAILS FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
11. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO PURCHASE OR INSTALLATION OF SYSTEM. DRAWINGS TO INDICATE GALLONS PER MINUTE PER ZONE, LATERAL LINES, AND BE AT A MINIMUM SCALE OF 1"=20'.
12. REFERENCE L5.11 AND L5.12 FOR DESIGN BUILD IRRIGATION DETAILS.

SHEET INDEX

TABLE OF ABBREVIATIONS

B&B	BALL AND BURLAP	POC	POINT OF CONNECTION
CAL	CALIPER	PVC	POLY VINYL CHLORIDE
GAL	GALLON	SCH	SCHEDULE

SITE INFORMATION

JURISDICTION	CITY OF SHERWOOD
STORMWATER	CWS
ZONE	LIGHT INDUSTRIAL

ZONING COMPLIANCE

TAX LOT LANDSCAPE AREA	1,007,200 SF
SUBJECT SITE AREA	175,001 SF
SUBJECT SITE LANDSCAPE AREA	91,125 SF
PARKING STALL COUNT	113 STALLS
PARKING LOT LANDSCAPE AREA REQUIRED (45 SF/STALL)	5,085 SF (113 STALLS)
PARKING LOT LANDSCAPING PROVIDED	55,363 SF
PARKING LOT SHRUBS PROVIDED (2 SHRUBS/STALL)	242 (121 STALLS)
PERIMETER LANDSCAPE BUFFER WIDTH (10' MIN)	10'
SUBJECT SITE OVERALL TREE CANOPY COVERAGE	68,688 SF (39%)

PARKING AREA TREE REQUIREMENTS

TREE SPECIES	QUANTITY	SIZE CLASSIFICATION	MATURE CANOPY AREA (SF)	TOTAL MATURE CANOPY COVERAGE (SF)
CLADRASTIS KENTUKEA	12	LARGE	1,964	23,568
THUJA PLICATA 'HOGAN'	2	SMALL	177	354
TILIA TOMENTOSA 'STERLING'	8	MEDIUM	1,256	10,048
ZELKOVA SERRATA ' GREEN VASE'	10	LARGE	1,964	19,640
TREE TOTAL	32 TREES			
TOTAL CANOPY COVERAGE (SF)				51,610

TOTAL STALLS		115 STALLS
SMALL TREES EQUIVALENT (1 PER 2 STALLS)	2 TREES	4 STALLS
MEDIUM TREES EQUIVALENT (1 PER 3 STALLS)	8 TREES	24 STALLS
LARGE TREES EQUIVALENT (1 PER 4 STALLS)	22 TREES	88 STALLS
TOTAL STALL EQUIVALENT PROVIDED		116 STALLS
TOTAL TREES	32 TREES	
EVERGREEN TREES	2 TREES	
EVERGREEN TREES (5% MIN)	6%	

TREE CODE NOTES

1. CALCULATIONS ARE ONLY FOR PROPOSED ON-SITE TREES. CALCULATIONS DO NOT INCLUDE EXISTING TREES ON-SITE, TREES IN R.O.W., TREES IN WETLAND OR VEGETATED CORRIDOR (VC) AREAS, OR TREES IN WATER QUALITY/STORMWATER AREAS. FOR TREES IN STORMWATER AND VC AREAS, REFER TO L0.02.

PLANTING SCHEDULE NOTES

1. PLANT SCHEDULE ON THIS SHEET EXCLUDES STORMWATER, WETLAND, AND VEGETATED CORRIDOR AREAS AND ROW PLANTING AREAS.
2. FOR STORMWATER PLANTING NOTES AND SCHEDULE, REFER TO SHEET L0.02.
3. FOR VEGETATED CORRIDOR NOTES AND SCHEDULE, REFER TO SHEET L0.02.

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SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

LANDSCAPE GENERAL INFORMATION

DRAWN BY: RAC, ADS, LJM, AB

CHECKED BY:SPT, NRF

SHEET:

L0.01

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

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STORMWATER PLANT SCHEDULE

	ZONE A (14,480 SF)	QTY.	PLANT CATEGORY	LIGHT REQUIREMENTS	MIN. SIZE AT INSTALLATION	MIN. HEIGHT AT INSTALLATION (1" DIA.)	SPACING	SPACING FORMAT
	SCIENTIFIC NAME (COMMON NAME)							
HERBACEOUS	CAREX DENSA (DENSE SEDGE)	13032	HERB.	SUN	PLUGS	12"	24"	MASS
HERBACEOUS	CAREX STIPATA (SAWBEAK SEDGE)	13032	HERB.	SUN	PLUGS	12"	20"	MASS
HERBACEOUS	SCIRPUS MICROCARPUS (SMALL-FRUITED BULRUSH)	12163	HERB.	SUN	PLUGS	12"	24"	MASS
HERBACEOUS	JUNCUS PATENS (SPREADING RUSH)	12163	HERB.	SUN	PLUGS	12"	36"	MASS
HERBACEOUS	JUNCUS TENUIS (SLENDER RUSH)	12163	HERB.	SUN	PLUGS	12"	36"	MASS
HERBACEOUS	JUNCUS ENSIFOLIUS (DAGGER-LEAF RUSH)	12163	HERB.	SUN	PLUGS	6"	10"	MASS
HERBACEOUS	CAMASSIA QUAMASH (COMMON CAMAS)	12163	HERB.	SUN	PLUGS	12"	24"	MASS
	TOTAL	86,879						

	ZONE B (13,319 SF)	QTY.	PLANT CATEGORY	LIGHT REQUIREMENTS	MIN. SIZE AT INSTALLATION	MIN. HEIGHT AT INSTALLATION (1" DIA.)	SPACING	SPACING FORMAT
	SCIENTIFIC NAME (COMMON NAME)							
SHRUBS	LONICERA INVOLUCRATA (BLACK TWINBERRY)	79	SHRUB	PART	1 GAL.	1'-0"	2'-0" O.C.	MASS
SHRUBS	MAHONIA AQUAFOLIUM (OREGON GRAPE)	79	SHRUB	PART	1 GAL.	1'-0"	2'-0" O.C.	MASS
SHRUBS	PHYSOCARPUS CAPITATUS (PACIFIC NINEBARK)	72	SHRUB	PART	1 GAL.	2'-0"	4'-0" O.C.	CLUSTER
SHRUBS	RIBES SANGUINEUM (RED FLOWERING CURRANT)	66	SHRUB	PART	1 GAL.	2'-0"	4'-0" O.C.	CLUSTER
SHRUBS	ROSA PISOCARPA (CLUSTERED WILD ROSE)	66	SHRUB	PART	1 GAL.	2'-0"	4'-0" O.C.	CLUSTER
SHRUBS	SPIRAEA DOUGLASII (WESTERN SPIREA)	66	SHRUB	PART	1 GAL.	2'-0"	4'-0" O.C.	CLUSTER
SHRUBS	SYMPHORICARPOS ALBUS (SNOWBERRY)	66	SHRUB	PART	1 GAL.	1'-0"	2'-0" O.C.	MASS
	TOTAL	494						

TREES	CRATAEGUS DOUGLASII (BLACK HAWTHORN)	26	TREE	SUN	1 GAL.	3'-0"	6'-0" O.C.	CLUSTER
TREES	MALUS FUSCA (OREGON CRAB APPLE)	26	TREE	PART	1 GAL.	3'-0"	6'-0" O.C.	CLUSTER
TREES	QUERCUS GARRYANA (OREGON WHITE OAK)	39	TREE	PART	1 GAL.	3'-0"	10'-0" O.C.	CLUSTER
TREES	THUJA PLICATA 'HOGAN' (HOGAN WESTERN RED CEDAR)	39	TREE	PART	1 GAL.	3'-0"	10'-0" O.C.	SINGLE
	TOTAL	130						

NOTES:

1. PLANT AND SEED TO ACHIEVE 100% AREAL COVERAGE. OVERSEED ZONE B WITH CWS SEED MIX PT 498 NATIVE RIPARIAN MIX
2. SPACING FORMAT:
   - SINGLE=DISTRIBUTE THROUGHOUT PLANTING AREA
   - CLUSTER=GROUPS OF 3, 5, 7, OR 9, IN SAME AREA
   - MASS=PLANT DENSELY TO FORM A SINGLE STAND OF THAT SPECIES IN A GIVEN AREA
   - AS SHOWN=PLACE AS INDICATED ON PLANTING PLAN

CLEAN WATER SERVICES FACILITY NOTES

SOIL NOTES

1. EROSION CONTROL: GRADING, SOIL PREPARATION, AND SEEDING SHALL BE PERFORMED DURING OPTIMAL WEATHER CONDITIONS AND AT LOW FLOW LEVELS TO MINIMIZE SEDIMENT IMPACTS. WHERE SEEDING IS USED FOR EROSION CONTROL, REGREEN, STERILE WHEAT, OR BIODEGRADABLE FABRICS SHALL BE USED TO STABILIZE SLOPES UNTIL PERMANENT VEGETATION IS ESTABLISHED.
2. TOPSOIL AT STORMWATER FACILITIES MAY BE SOURCED FROM STOCKPILED SOIL ON SITE. TOPSOIL SHALL CONFORM TO THE CLEAN WATER SERVICES DESIGN AND CONSTRUCTION STANDARDS AND, IF IMPORTED, BE FROM AN APPROVED SOURCE. GROWING MEDIUM FOR STORMWATER FACILITIES SHALL BE A SANDY LOAM SOIL ACCORDING TO USDA SOIL TEXTURE TRIANGLE. TOPSOIL TO BE LOOSE, FRIABLE, WELL BLENDED AND FREE OF DEBRIS, WOOD, WEEDS OR OTHER FOREIGN MATTER.
3. TOPSOIL TO BE TESTED BY AN INDEPENDENT LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE CAPABILITY TO CONDUCT THE TESTING INDICATED. FOLLOW TEXTURAL AND pH RECOMMENDATIONS FROM SOIL TEST.
4. COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED FREE ORGANIC MATTER. MOISTURE CONTENT TO BE 35-55% BY WEIGHT, 100% PASSING THROUGH $\frac{1}{2}$ SIEVE, HAVE A SOLUBLE SALT CONTENT OF 5-10 dS/M NOT EXCEEDING .5% INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTS.
5. AMENDED TOPSOIL AT STORMWATER FACILITIES SHALL HAVE A pH OF 5 TO 8, PASS THROUGH A ONE INCH SCREEN AND CONSIST OF 35% ORGANIC MATTER. PLACE 12" DEPTH MINIMUM OF COMPOST-AMENDED TOPSOIL.
6. EXISTING SOIL MAY REMAIN WITHIN VEGETATED CORRIDOR AS GROWING MEDIUM IF IT MEETS SPECIFICATIONS OF THESE NOTES. PIT PLANT ALL TREES AND SHRUBS WITHIN VEGETATED CORRIDOR.
7. REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

PLANTING NOTES

GENERAL

1. QUANTITIES FOR REFERENCE ONLY.
2. UPLAND PLANTING AREAS SHALL BE MULCHED WITH 3" DEPTH MINIMUM WELL-COMPOSTED BARK OR LEAF MATTER.
3. DO NOT APPLY FERTILIZER TO STORMWATER FACILITIES OR VEGETATED CORRIDOR PLANTING AREAS.
4. DO NOT PLANT IN WEATHER ABOVE 90 DEG. OR BELOW 32 DEG.
5. PROTECT STORED ON-SITE PLANT MATERIAL FROM EXTREME HEAT, CHILL OR WIND.
6. ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
7. ALL PLANT MATERIAL TO HAVE A MINIMUM HEIGHT OF 6" ABOVE ANY STANDING WATER AT THE TIME OF INSTALLATION.
8. PROVIDE LANDSCAPE ARCHITECT WITH PLANT MATERIAL ORDER FORM WITHIN 30 DAYS OF CONTRACT AWARD.
9. ALL PLANT MATERIAL TO HAVE IDENTIFICATION TAGS TO REMAIN ON PLANT AFTER PLANTING.
10. REMOVE POTS, TWINE AND BURLAP FROM ALL PLANT MATERIAL PRIOR TO PLANTING.
11. SCARIFY ALL ROOTBALLS AND LOOSEN ROOTS PRIOR TO PLANTING.
12. SEE L5.10 FOR PLANTING DETAILS.
13. AT CLOSE OF PROJECT REMOVE ALL EXTRA MATERIALS, SUPPLIES, AND EQUIPMENT FROM SITE.

PLANTING

1. ALL INVASIVE, NON-NATIVE OR NOXIOUS PLANT MATERIAL IS TO BE REMOVED. METHODS FOR REMOVAL AND CONTROL OF INVASIVE/NON-NATIVE AND/OR NOXIOUS PLANTS ARE TO FOLLOW STRATEGIES AS OUTLINED WITHIN THE CWS IVAM GUIDANCE MANUAL. THE SUBJECT SITE IS TO EMPLOY MANUAL/MECHANICAL MANAGEMENT STRATEGIES AND PESTICIDE MANAGEMENT STRATEGIES THROUGHOUT MAINTENANCE PERIOD OR UNTIL HEALTHY STAND OF DESIRABLE VEGETATION IS ESTABLISHED.
2. PRESERVE SITE'S EXISTING NATIVE VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE. EVERY EFFORT SHALL BE MADE TO PROTECT A SITE'S EXISTING NATIVE VEGETATION. NATIVE VEGETATION ALONG SENSITIVE AREAS AND VEGETATED CORRIDORS SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE
3. REPLANTING/ENHANCEMENT AS FOLLOWS:
   - REFER TO PLANT SCHEDULE AND PLAN FOR PLANT SPECIES, LOCATION, DISTRIBUTION, QUANTITIES, SIZE, CONDITION AND REQUIREMENTS.
   - A NATIVE SEED MIX HAS BEEN SPECIFIED FOR THE BUFFER AREA ONLY. ALL PLANTS TO BE PIT PLANTED WITH ADDITIONAL ORGANIC MATTER IF REQUIRED BUT NO TRADITIONAL FERTILIZER IS NECESSARY. PLANT PLACEMENT SHALL BE CONSISTENT WITH THE FORM OF THE NATURALLY OCCURRING PLANT COMMUNITY. SHRUBS SHALL BE PLACED IN SINGLES OR CLUSTERS OF THE SAME SPECIES TO PROVIDE A NATURAL PLANTING SCHEME.
4. PLANT INSTALLATION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE PLANTING AS SPECIFIED.ALL TREES AND SHRUBS PLANTED IN THE UPLAND AREA ARE TO BE MULCHED A MINIMUM OF THREE INCHES IN DEPTH AND 18 INCHES IN DIAMETER. APPROPRIATE MULCHES INCLUDE THOSE MADE FROM COMPOSTED LEAVES OR BARK THAT HAVE NOT BEEN CHEMICALLY TREATED. TEMPORARY IRRIGATION WILL BE PROVIDED AND USED DURING THE TWO YEAR MAINTENANCE PERIOD.
5. MONITORING AND MAINTENANCE. CONTRACTOR IS RESPONSIBLE FOR MONITORING AND MAINTAINING THE SITE. ALL NEW PLANT MATERIAL IS TO BE TAGGED. THE REMOVAL OF NON-NATIVE, INVASIVE WEEDS IS NECESSARY THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD, OR UNTIL A HEALTHY STAND OF DESIRABLE VEGETATION IS ESTABLISHED. THE SITE IS TO BE MONITORED A MIN. OF 4 TIMES PER YEAR, OR 3 TIMES PER GROWING SEASON. IF AT ANY TIME THE LANDSCAPING FALLS BELOW THE 80% SURVIVAL LEVEL, THE CONTRACTOR SHALL REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE OPPORTUNITY AND THE TWO YEAR MAINTENANCE PERIOD SHALL BEGIN AGAIN FROM THE DATE OF THE REPLANTING.
6. CONTRACTOR IS REQUIRED TO PROVIDE AND INSTALL A TEMPORARY IRRIGATION SYSTEM TO MAINTAIN VEGETATIVE CORRIDOR PLANT ESTABLISHMENT DURING THE MONITORING AND MAINTENANCE PERIOD. THE IRRIGATION SYSTEM WILL BE FED FROM A CITY-OWNED METER AND SHALL BE DESIGNED TO NOT EXCEED SITE AVAILABLE GPM AND PSI. REFER TO IRRIGATION INDUSTRY BEST PRACTICES AND STANDARDS FOR ACCEPTABLE DESIGN/BUILD PRACTICES. CONTRACTOR TO PROVIDE IRRIGATION AS-BUILT RECORD DRAWING UPON COMPLETION AND ACCEPTANCE OF IRRIGATION SYSTEM.
7. PLANT TIMING. CONTAINERIZED STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15. BARE ROOT STOCK SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15. PLANTINGS OUTSIDE THESE TIMES MAY REQUIRE ADDITIONAL MEASURES TO ENSURE SURVIVAL WHICH SHALL BE SPECIFIED ON THE PLANS.

MAINTENANCE NOTES

1. THE PERMITEE IS RESPONSIBLE FOR PROVIDING ROUTINE MAINTENANCE TO STORMWATER FACILITIES AND VEGETATED CORRIDOR PLANTING AREAS TO ASSESS PLANT ESTABLISHMENT AND IRRIGATION FUNCTIONALITY. ROUTINE MAINTENANCE AT A MINIMUM INCLUDES THREE VISITS PER GROWING SEASON AND ONE VISIT PRIOR TO GROWING SEASON. MAINTENANCE SHALL INCLUDE THE REMOVAL OF NON-NATIVE, INVASIVE WEEDS THROUGHOUT THE MAINTENANCE PERIOD UNTIL A HEALTHY STAND OF VEGETATION IS ACHIEVED.
2. MAINTENANCE PERIOD BEGINS AFTER APPROVAL / SIGN OFF OF FINAL INSPECTION OF VEGETATION.
3. MAINTENANCE OF VEGETATED CORRIDORS AND STORMWATER FACILITIES TO BE FOR A PERIOD OF TWO YEARS.
4. PLANTS FAILING TO MEET ACCEPTANCE CRITERIA SHALL BE REPLACED DURING THE MAINTENANCE PERIOD. PRIOR TO REPLACEMENT, THE CAUSE OF THE LOSS SHALL BE DOCUMENTED AND CORRECTED.
5. THE CITY OF SHERWOOD SHALL INSPECT THE CONDITION OF THE WATER QUALITY/QUANTITY FACILITY AND THE VEGETATED CORRIDOR LANDSCAPING PERIODICALLY THROUGHOUT THE REQUIRED MAINTENANCE PERIOD. THE CITY OF SHERWOOD OF CITY SHALL PROVIDE AN INTERIM INSPECTION REPORT TO THE OWNER WITH A SPECIFIC SUMMARY OF ANY DEFICIENCIES. FAILURE OF THE THE CITY OF SHERWOOD OR CITY TO PROVIDE THE INTERIM REPORT SHALL NOT RELEASE THE OWNER FROM THEIR RESPONSIBILITY TO PROVIDE ESTABLISHED LANDSCAPING AT THE END TO THE REQUIRED LANDSCAPING MAINTENANCE PERIOD.
6. IF AT ANY TIME DURING THE WARRANTY PERIOD THE LANDSCAPING FALLS BELOW 80% SURVIVAL OF TREES AND SHRUBS, OR 90% COVERAGE BY HERBACEOUS PLANTS, OR IF THE AMOUNT OF UNDESIRABLE VEGETATION COVER INCLUDING TARGET NON-NATIVE SPECIES EXCEEDS 10%, THE OWNER SHALL REMOVE UNDESIRABLE VEGETATION AND REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE PLANTING OPPORTUNITY. THE REQUIRED MAINTENANCE PERIOD MAY BE EXTENDED FROM THE DATE OF REPLANTING IF, IN THE OPINION OF THE CITY, AN ADDITIONAL TIME PERIOD IS NEEDED TO ENSURE THE REQUIRED LANDSCAPING BECOMES ESTABLISHED AND CAN SURVIVE LONG TERM. THE EXTENSION OF THE WARRANTY PERIOD MAY BE UP TO TWO YEARS.
7. THE WARRANTY PERIOD SHALL BE COMPLETE WHEN ALL THE REQUIREMENTS OF SECTION 2.08 OF THE CWS MANUAL HAVE BEEN MET, THE ONE YEAR MAINTENANCE ASSURANCE PERIOD HAS EXPIRED ON ALL ELEMENTS OF THE PROJECT AND ANY REPAIRS REQUIRED DURING THE MAINTENANCE PERIOD HAVE BEEN COMPLETED AND ACCEPTED.

WATER QUALITY PROTECTION NOTES

1. NO STRUCTURES, DEVELOPMENT, CONSTRUCTION ACTIVITIES, GARDENS, LAWNS, APPLICATION OF CHEMICALS, UNCONTAINED AREAS OF HAZARDOUS MATERIALS AS DEFINED BY DEQ, PET WASTES, DUMPING OF MATERIALS OF ANY KIND, OR OTHER ACTIVITIES SHALL BE PERMITTED WITHIN THE SENSITIVE AREA OR VEGETATED CORRIDOR WHICH MAY NEGATIVELY IMPACT WATER QUALITY, EXCEPT THOSE ALLOWED IN R&O 07-20, CHAPTER THREE.
2. IF APPLICABLE, PRIOR TO ANY SITE CLEARING, GRADING OR CONSTRUCTION, THE VEGETATED CORRIDOR AND WATER QUALITY SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED PER APPROVED PLAN. DURING CONSTRUCTION THE VEGETATED CORRIDOR SHALL REMAIN FENCED AND UNDISTURBED EXCEPT AS ALLOWED BY R&O 07-20 SECTION 3.06.1 AND PER APPROVED PLANS.
3. IF THERE IS ANY ACTIVITY WITHIN THE SENSITIVE AREA, THE APPLICANT SHALL GAIN AUTHORIZATION FOR THE PROJECT FROM THE OREGON DEPARTMENT OF STATE LANDS AND THE UNITED STATES ARMY CORPS OF ENGINEERS. THE APPLICATION SHALL PROVIDE THE CITY OF SHERWOOD WITH COPIES OF ALL DSL AND USACE PROJECT AUTHORIZATION PERMITS.
4. APPROPRIATE BMP'S FOR EROSION CONTROL, IN ACCORDANCE WITH CWS' EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL SHALL BE USED PRIOR TO, DURING, AND FOLLOWING EARTH DISTURBING ACTIVITIES.
5. REMOVAL OF NATIVE, WOODY VEGETATION SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICABLE.

IRRIGATION NOTES

1. PROVIDE IRRIGATION AT A MINIMUM RATE OF ONE INCH PER WEEK FROM JUNE 15 TO OCTOBER 15 OR LONGER IF NEEDED. IRRIGATE PLANT MATERIAL A MINIMUM OF THREE TIMES PER WEEK.
2. PLANT MATERIAL TO BE IRRIGATED FOR A MINIMUM PERIOD OF TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
3. PROVIDE DESIGN/BUILD TEMPORARY IRRIGATION DESIGN PRIOR TO COMMENCING WORK. AT A MINIMUM, PLAN TO IDENTIFY WATER SOURCE, BACKFLOW PREVENTER, HEAD TYPE AND LAYOUT OF PIPE.
4. IRRIGATION SHALL BE INSTALLED SIMULTANEOUSLY WITH PLANTING TO ENSURE PLANTS RECEIVE ADEQUATE WATER AT TIME OF INSTALLATION.

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Project

SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

CWS SCHEDULE AND NOTES

DRAWN BY: RAC, ADS, LJM

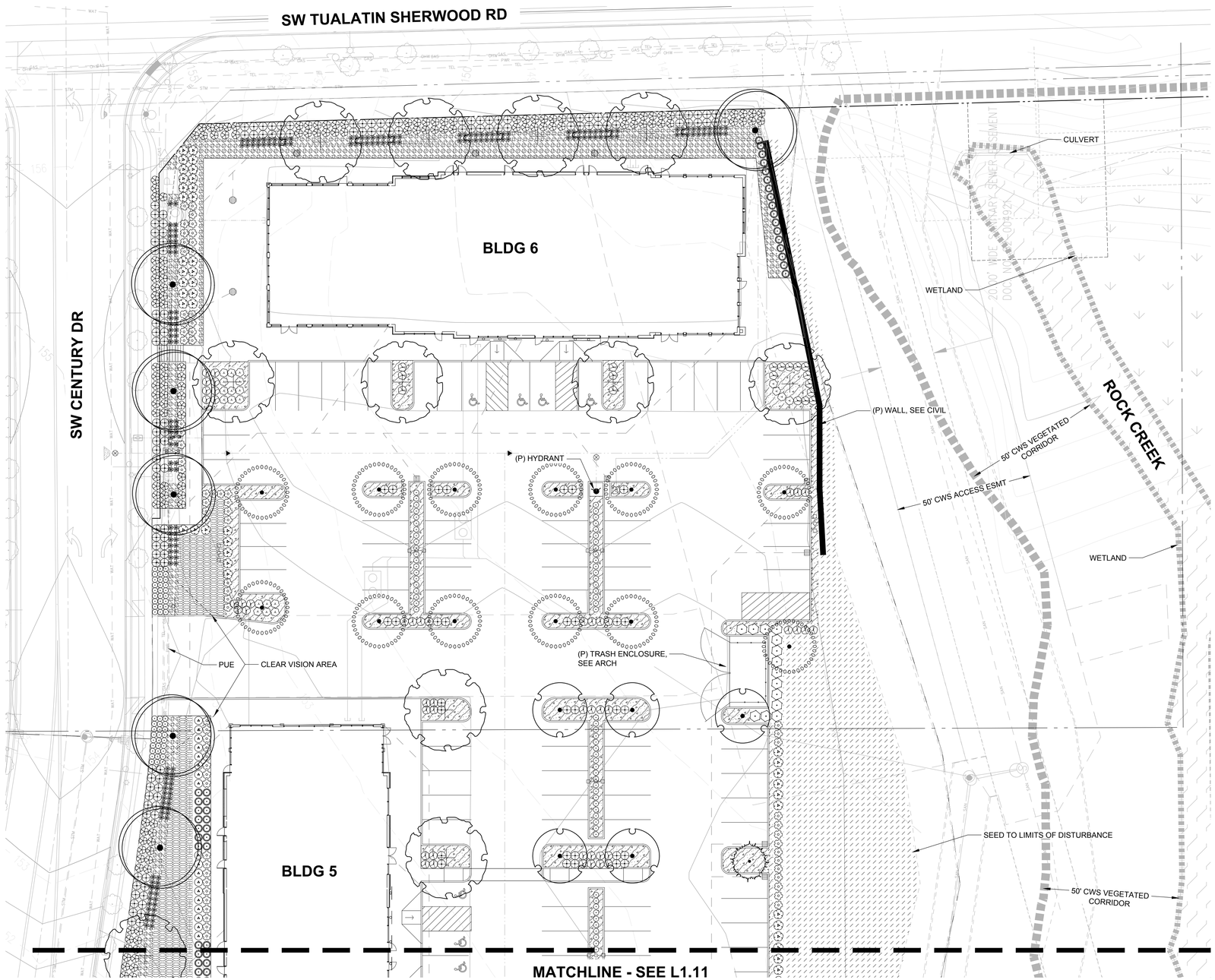
CHECKED BY:SPT, NRF

SHEET:

L0.02

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 L1.10 PLANTING PLAN

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
3. VEGETATED CORRIDOR PER PACIFIC HABITAT SERVICES NATURAL RESOURCE ASSESSMENT. INSTALLATION BY OTHERS. SHOWN FOR REFERENCE ONLY.

PLANT KEY LEGEND

TREES	BOTANICAL / COMMON NAME
	ACER RUBRUM `FRANKSRED` RED SUNSET MAPLE
	CLADRASTIS KENTUKEA AMERICAN YELLOWWOOD
	THUJA PLICATA `HOGAN` HOGAN CEDAR
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN
	ZELKOVA SERRATA `GREEN VASE` GREEN VASE SAWLEAF ZELKOVA

SHRUBS	BOTANICAL / COMMON NAME
	BERBERIS THUNBERGII `CRIMSON PYGMY` CRIMSON PYGMY JAPANESE BARBERRY
	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS
	CISTUS X HYBRIDUS WHITE ROCKROSE
	FOTHERGILLA GARDENII DWARF FOTHERGILLA
	HYDRANGEA QUERCIFOLIA `PEE WEE` PEE WEE OAKLEAF HYDRANGEA
	PENNISETUM ALOPECUROIDES `HAMELN` HAMELN FOUNTAIN GRASS
	PIERIS JAPONICA `PRELUDE` PRELUDE JAPANESE PIERIS
	PRUNUS LAUROCERASUS `OTTO LUYKEN` OTTO LUYKEN LAUREL
	SPIRAEA JAPONICA `GOLDMOUND` GOLDMOUND SPIREA
	VIBURNUM DAVIDII DAVID VIBURNUM
	VIBURNUM TINUS `SPRING BOUQUET` SPRING BOUQUET LAURUSTINUS

GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	MAHONIA REPENS CREEPING MAHONIA
	SEED MIX TYPE 1 KNEE HIGH LOW PROFILE POLLINATOR MIX

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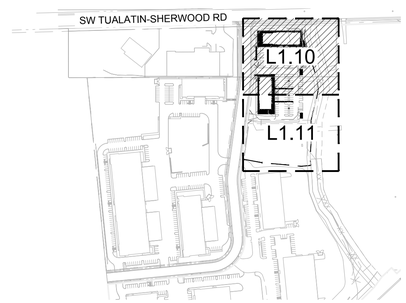
REVISION SCHEDULE

Delta	Issued As	Issue Date



SHEET TITLE:
PLANTING PLAN

DRAWN BY: RAC, ADS, LJM, AB

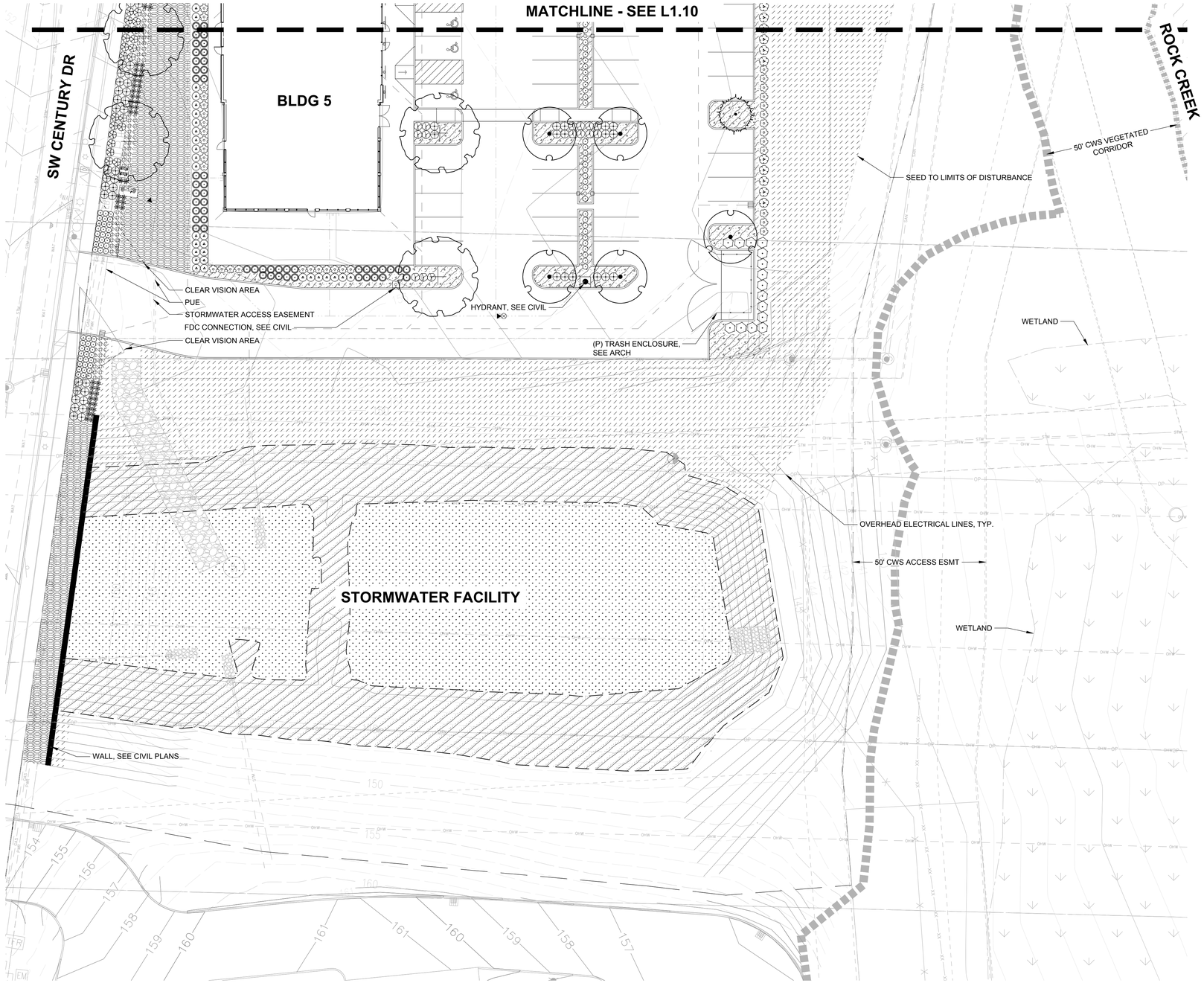
CHECKED BY: SPT, NRF

SHEET:
L1.10

JOB NO. **2200393.00**

KEY MAP
SCALE: NTS

LAND USE RESUBMITTAL: 1/11/2023



1 L1.11 PLANTING PLAN

20 0 10 20 40 80

(IN FEET)

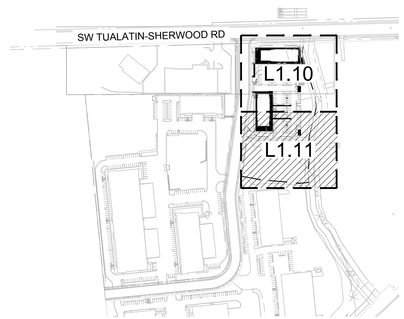
1 inch = 20 ft.

NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
3. VEGETATED CORRIDOR PER PACIFIC HABITAT SERVICES NATURAL RESOURCE ASSESSMENT. INSTALLATION BY OTHERS. SHOWN FOR REFERENCE ONLY.

PLANT KEY LEGEND

TREES	BOTANICAL / COMMON NAME
	THUJA PLICATA `HOGAN` HOGAN CEDAR
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN
	ZELKOVA SERRATA `GREEN VASE` GREEN VASE SAWLEAF ZELKOVA
SHRUBS	**BOTANICAL / COMMON NAME**
	BERBERIS THUNBERGII `CRIMSON PYGMY` CRIMSON PYGMY JAPANESE BARBERRY
	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS
	CISTUS X HYBRIDUS WHITE ROCKROSE
	FOTHERGILLA GARDENII DWARF FOTHERGILLA
	PENNISETUM ALOPECUROIDES `HAMELN` HAMELN FOUNTAIN GRASS
	PIERIS JAPONICA `PRELUDE` PRELUDE JAPANESE PIERIS
	PRUNUS LAUROCERASUS `OTTO LUYKEN` OTTO LUYKEN LAUREL
	SPIRAEA JAPONICA `GOLDMOUND` GOLDMOUND SPIREA
	VIBURNUM DAVIDII DAVID VIBURNUM
	VIBURNUM TINUS `SPRING BOUQUET` SPRING BOUQUET LAURUSTINUS
GROUND COVERS	**BOTANICAL / COMMON NAME**
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	MAHONIA REPENS CREEPING MAHONIA
	SEED MIX TYPE 1 KNEE HIGH LOW PROFILE POLLINATOR MIX
	STORMWATER PLANTING ZONE A
	STORMWATER PLANTING ZONE B



KEY MAP

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Delta	Issued As	Issue Date

SHEET TITLE:

PLANTING PLAN

DRAWN BY: RAC, ADS, LJM, AB

CHECKED BY: SPT, NRF

SHEET:

L1.11

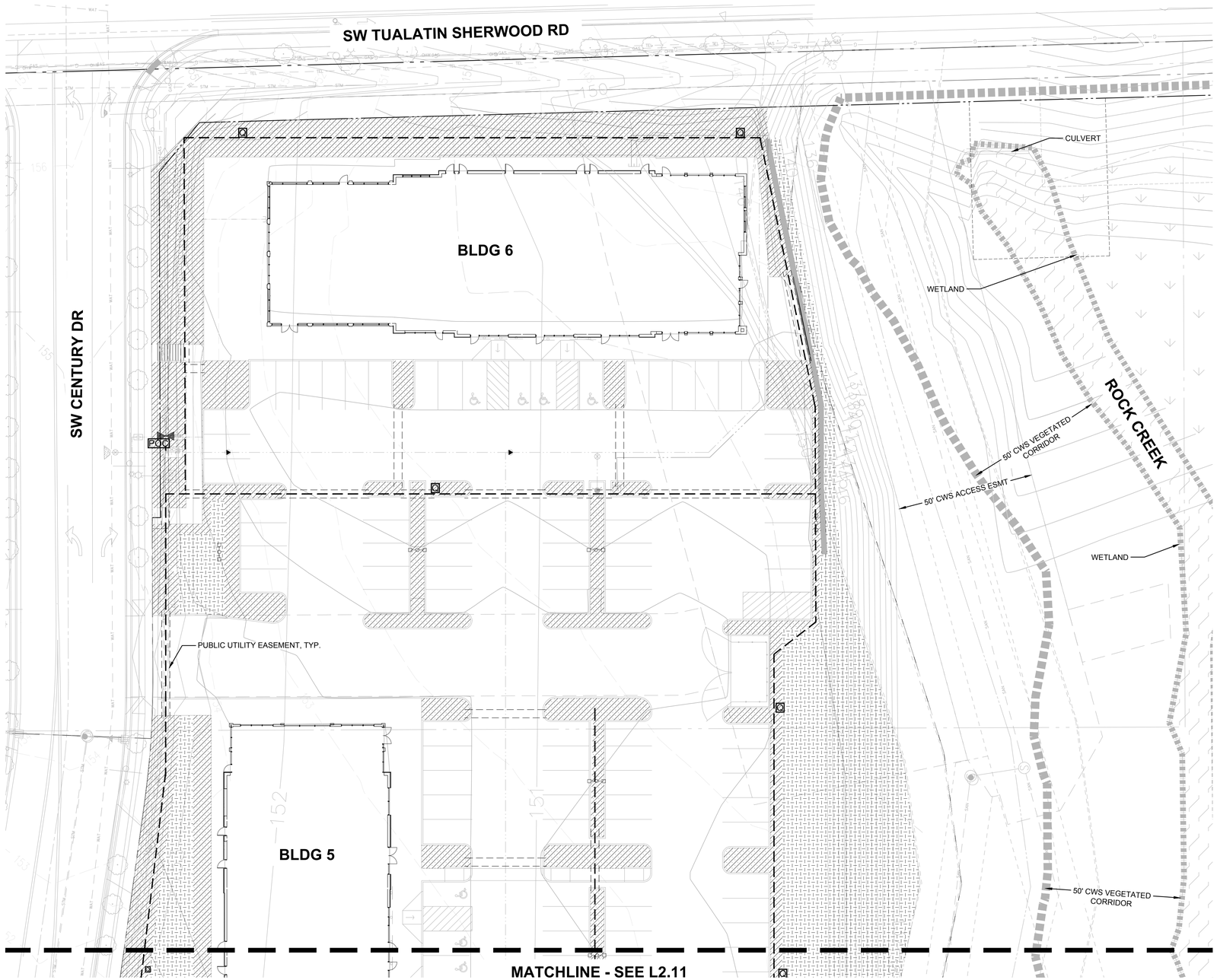
JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

"2200393000" \\GRP.MCK\PROJECTS\PROJECTS\2200393000\DRAWINGS\LANDSCAPE\393-L0.01-L1.17.DWG;L1.11 AB 01/06/23 14:15 1:0.08

IRRIGATION LEGEND

POC	POINT OF CONNECTION, INCLUDE DOUBLE CHECK BACKFLOW PREVENTOR, MASTER VALVE AND FLOW SENSOR - SEE DETAIL ON L5.11
C	IRRIGATION CONTROLLER
	GATE VALVE
Q	QUICK COUPLER AT 200' (INTERVALS MAX)
	MAINLINE SLEEVE- DIAMETER AT LEAST TWICE DIAMETER OF PIPE BEING SLEEVED
	MAINLINE-SCHEDULE 40 PVC
	DRIP IRRIGATION AREA - SEE DETAILS ON L5.12
	TEMPORARY IRRIGATION AREA
	IRRIGATED STORMWATER AREA

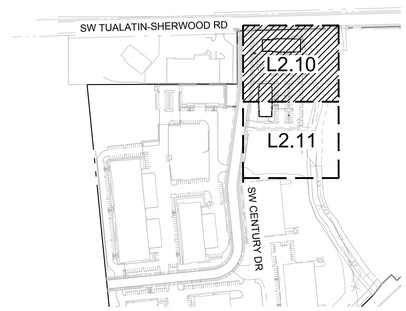


1 L2.10 IRRIGATION PLAN

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



KEY MAP

SCALE: NTS

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

IRRIGATION PLAN

DRAWN BY: RAC, ADS, LJM, AB

CHECKED BY:SPT, NRF

SHEET:

L2.10

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

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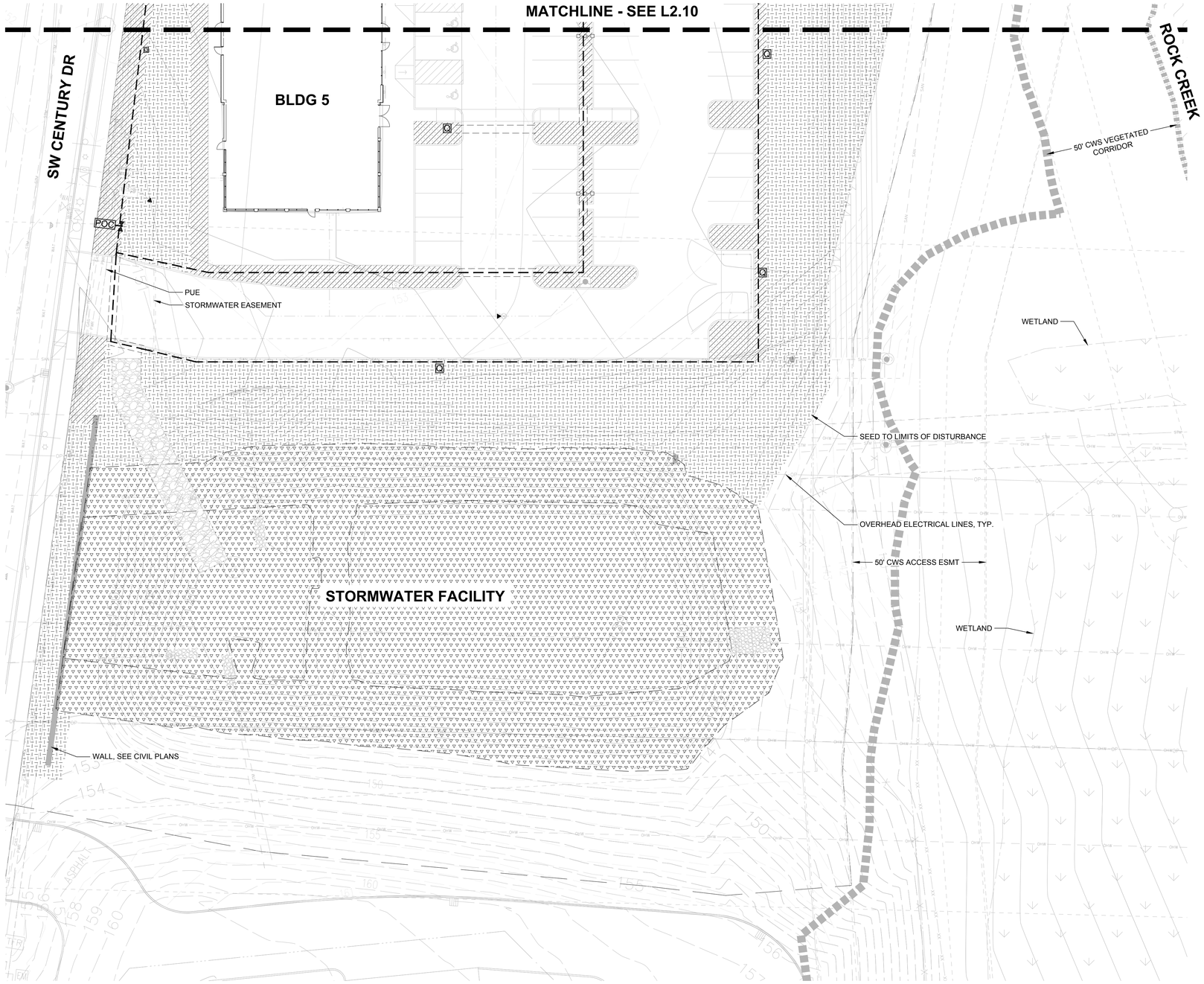


1 L2.11 IRRIGATION PLAN

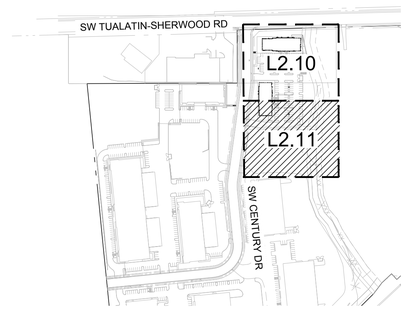
20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

IRRIGATION LEGEND

- POC — POINT OF CONNECTION, INCLUDE DOUBLE CHECK BACKFLOW PREVENTOR, MASTER VALVE AND FLOW SENSOR - SEE DETAIL ON L5.11
- C — IRRIGATION CONTROLLER
- GATE VALVE
- Q — QUICK COUPLER AT 200' (INTERVALS MAX)
- MAINLINE SLEEVE- DIAMETER AT LEAST TWICE DIAMETER OF PIPE BEING SLEEVED
- MAINLINE-SCHEDULE 40 PVC
- DRIP IRRIGATION AREA - SEE DETAILS ON L5.12
- TEMPORARY IRRIGATION AREA
- IRRIGATED STORMWATER AREA



KEY MAP

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SHEET TITLE:

IRRIGATION PLAN

DRAWN BY: RAC, ADS, LJM, AB

CHECKED BY:SPT, NRF

SHEET:

L2.11

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

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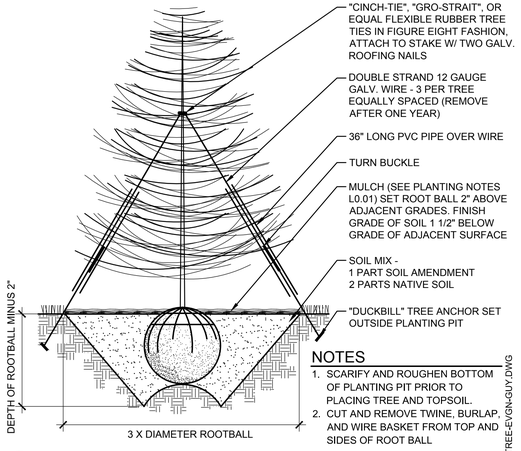


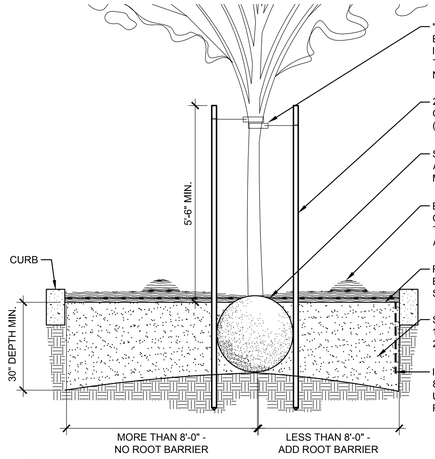
NOTES

1. SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL.
2. CUT AND REMOVE TWINE, BURLAP, AND WIRE BASKET FROM TOP AND SIDES OF ROOT BALL

LS-DETL-TREE-EVGN-GUY.DWG

1 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



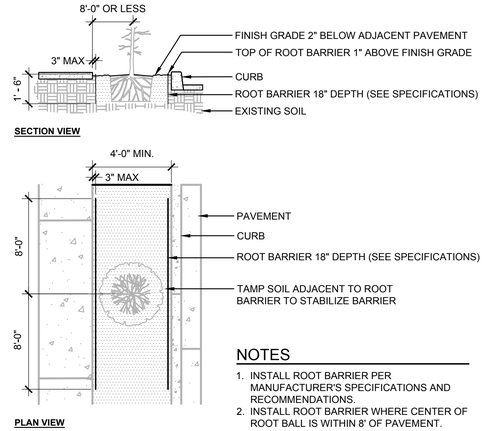
2 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

NOTES

1. PLANT ALL TREES AT LEAST 32 INCHES FROM THE END OF HEAD-IN PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
2. ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
3. SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL. SLOPE BOTTOM TO DRAIN TO SIDES.
4. THE ENTIRE WIDTH OF THE PLANTING ISLAND SHALL CONTAIN ONLY SOIL/COMPOST PLANTING MIX AND BE FREE OF ALL DEBRIS INCLUDING GARBAGE, CONCRETE, GRAVEL OR OTHER FOREIGN MATERIALS.
5. ALL TREES SHALL CONFORM TO MOST RECENT ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST LIMBS OF DECIDUOUS TREES IN PARKING LOTS AND ALONG STREETS AND SIDEWALKS SHALL BE 5 FEET ABOVE GROUND OR HIGHER.
6. EXCAVATE HOLE INTO PREPARED SOIL TO ONE INCH LESS THAN HEIGHT OF ROOTBALL AND TWO TIMES THE WIDTH OF THE ROOTBALL. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT THE BOTTOM OF THE PIT NO LESS THAN THREE FEET WIDE IF NEEDED TO REINFORCE LATERAL SUPPORT.
7. DO NOT DAMAGE THE ROOTBALL WHEN PLANTING. REMOVE ALL WIRE, STRING AND BURLAP FROM TOP AND SIDES OF ROOTBALL ONLY AFTER PLACING IN THE HOLE.
8. SET TREE STRAIGHT ON TAMPED SOIL.
9. BACKFILL HOLE WITH APPROVED PLANTING MEDIUM MIX TO HALF DEPTH. TAMP SOIL TO STABILIZE ROOTBALL. FINISH BACKFILLING AND TAMP AGAIN.
10. STAKE TREES OUTSIDE OF ROOTBALL AND PARALLEL TO PLANTING ISLAND CURBS WITH TREE STAKES. USE ONE INCH HEAVY CHAINLOCK TREE TIES OR SIMILAR. REMOVE AFTER ONE YEAR.
11. WATER IMMEDIATELY AND THOROUGHLY, TWICE PER WEEK DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE DRY SEASON. WATER A MINIMUM OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.
12. ALL PLANTING BEDS CONTAINING TREES AND SHRUBS AND SURFACE DRAINAGE SHALL BE PREPARED SIMILAR TO THIS LANDSCAPE TREE PLANTING AND DRAINAGE DETAIL.

LS-DETL-TREE-DECO-CURB.DWG

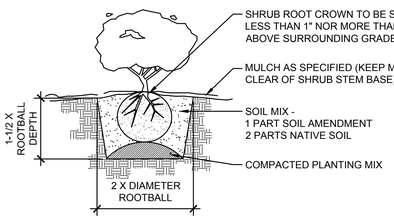


NOTES

1. INSTALL ROOT BARRIER PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. INSTALL ROOT BARRIER WHERE CENTER OF ROOT BALL IS WITHIN 8' OF PAVEMENT.

3 ROOT BARRIER DETAIL

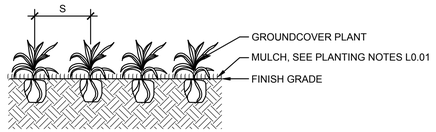
SCALE: NTS



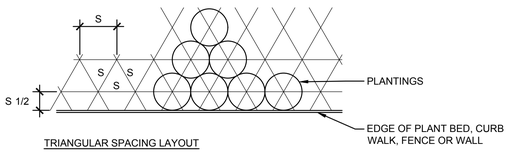
LS-DETL-SHRB.DWG

4 SHRUB PLANTING

SCALE: NTS



PLANTING SECTION



TRIANGULAR SPACING LAYOUT

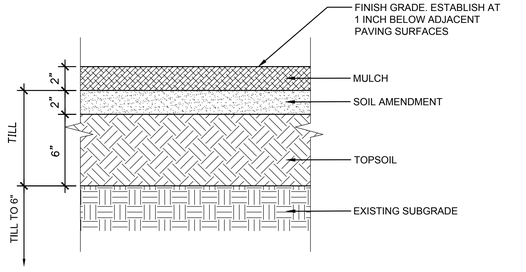
NOTES

1. TILL SOIL SO THAT THERE ARE NO CLODS OR CLUMPS LARGER THAN 1 1/2" DIAMETER

LS-DETL-GCVR.DWG

5 GROUNDCOVER PLANTING

SCALE: NTS



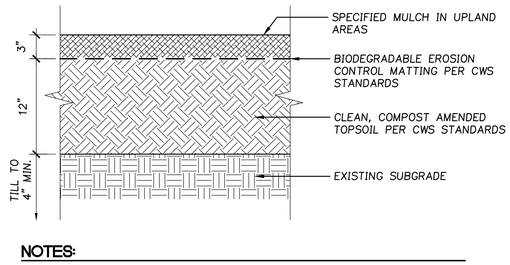
NOTES

1. REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 12" OF SOIL.
2. RIP AND TILL SUBGRADE TO 6" DEEP (MIN.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
3. TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. 12" DEPTH.
4. SUBMIT SAMPLE OF MULCH & TOPSOIL FOR ACCEPTANCE PRIOR TO PLACEMENT.

LS-DETL-PLNT-SOIL.DWG

6 SOIL PREPARATION

SCALE: NTS

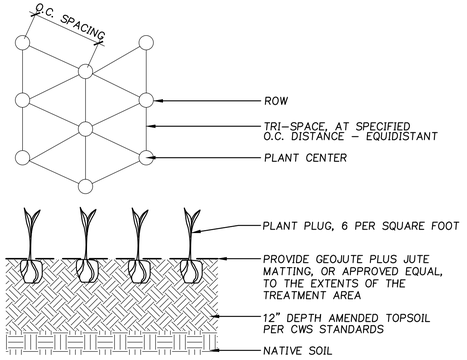


NOTES:

1. REMOVE ALL UNDESIRABLE PLANTS, ROOTS, SEEDS, AS WELL AS ROCK, DEBRIS, AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 12" OF SOIL.
2. RIP AND TILL SUBGRADE TO 4" DEEP (MIN.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
3. SUBMIT SAMPLE OF BARK MULCH & TOPSOIL FOR ACCEPTANCE PRIOR TO PLACEMENT.
4. PROVIDE SOIL AND SIEVE ANALYSIS FOR COMPOST AND AMENDED TOPSOIL.

7 CWS SOIL PREP. DETAIL

N.T.S.



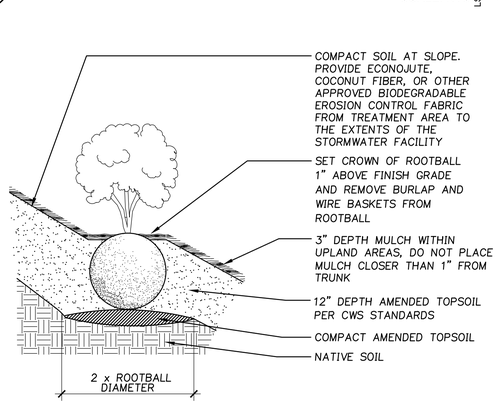
NOTE:
PLANT ALL PLUGS IN STRAIGHT ROWS

CWS_PLUG_DTL

8 PLUG PLANTING AT STORMWATER

PLUG PLANTING

SCALE: NTS



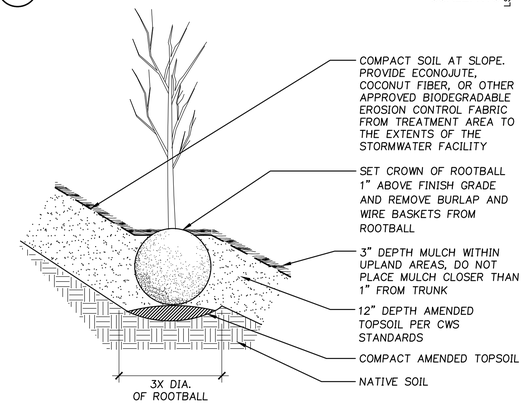
NOTE:
BREAK ROOT BALL APART BEFORE PLACING IN PLANTING HOLE. IF PLANT IS ROOT BOUND MAKE A VERTICAL CUT THROUGH THE LOWER ¼ OF THE SOIL MASS. PULL OUT AND STRAIGHTEN LARGE, CIRCLING ROOTS.

CWS_SHRUB_DTL

9 SHRUB PLANTING AT STORMWATER

SHRUB PLANTING AT SLOPE

SCALE: NTS



NOTE:
BREAK ROOT BALL APART BEFORE PLACING IN PLANTING HOLE. IF PLANT IS ROOT BOUND MAKE A VERTICAL CUT THROUGH THE LOWER ¼ OF THE SOIL MASS. PULL OUT AND STRAIGHTEN LARGE, CIRCLING ROOTS.

CWS_TREE_DTL

10 TREE PLANTING AT STORMWATER

TREE PLANTING AT SLOPE

SCALE: NTS

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Project
SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
PLANTING DETAILS

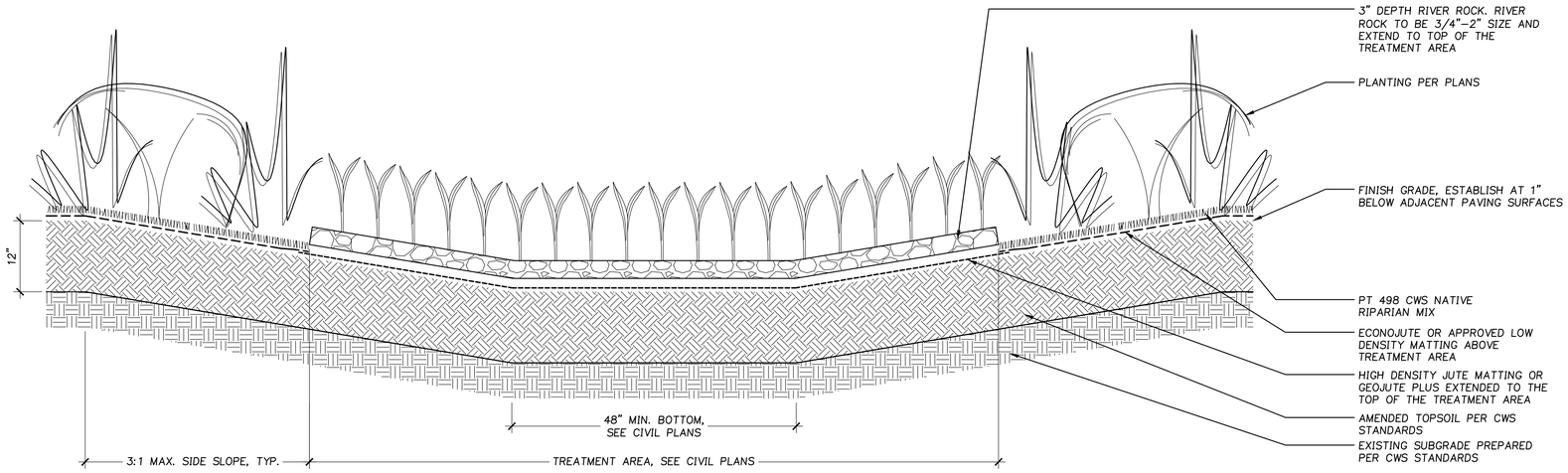
DRAWN BY: RAC/ADS

CHECKED BY:SPT

SHEET:
L5.10

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



NOTES:

TOPSOIL:

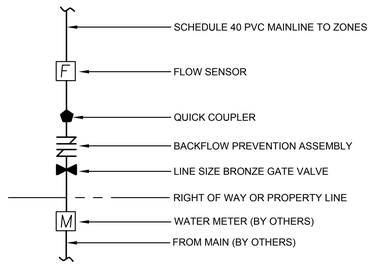
1. PROVIDE SOIL AND SIEVE ANALYSIS FOR COMPOST AND AMENDED TOPSOIL FOR REVIEW PRIOR TO INSTALLATION, SEE NOTES ON L2.0A. SUBMIT SAMPLE OF AMENDED TOPSOIL TO LANDSCAPE ARCHITECT FOR ACCEPTANCE PRIOR TO INSTALLATION.
2. REMOVE ALL PLANTS, ROOTS, SEEDS, AS WELL AS ROCK, DEBRIS, AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 12" OF SOIL. TILL INTERFACE OF SUBGRADE AND TOPSOIL.
3. RIP AND TILL EXISTING SUBGRADE TO 4" DEEP (MIN.) PRIOR TO INSTALLING AMENDED TOPSOIL. INSTALL 12" OF AMENDED TOPSOIL, SEE NOTES L2.0A

PLANTING:

1. SET CROWN OF ROOTBALL FOR TREES AND SHRUBS 1" ABOVE FINISH GRADE AND REMOVE BURLAP AND WIRE BASKETS FROM ROOTBALL
2. BREAK ROOTBALL APART BEFORE PLACING IN PLANTING HOLE. IF PLANT IS ROOT BOUND, MAKE A VERTICAL CUT THROUGH THE LOWER ¼ OF THE SOIL MASS, PULL OUT AND STRAIGHTEN LARGE, CIRCLING ROOTS.
3. FOR TREES: EXCAVATE PLANTING HOLE TO 3X THE WIDTH OF THE ROOTBALL AT INSTALLATION AND COMPACT AMENDED TOPSOIL AT BOTTOM OF PLANTING PIT PRIOR TO INSTALLATION. INSTALL WELL COMPOSTED BARK OR LEAF MULCH AT A DEPTH OF 3" AND 18" IN DIAMETER AROUND NEWLY INSTALLED PLANT MATERIAL.
4. FOR SHRUBS: EXCAVATE PLANTING HOLE TO 2X THE WIDTH OF THE ROOTBALL AT INSTALLATION AND COMPACT AMENDED TOPSOIL AT BOTTOM OF PLANTING PIT PRIOR TO INSTALLATION. INSTALL WELL COMPOSTED BARK OR LEAF MULCH AT A DEPTH OF 3" AND 18" IN DIAMETER AROUND NEWLY INSTALLED PLANT MATERIAL.
5. FOR PLUGS: AT INSTALLATION, PLUGS TO BE 6" HIGHER THAN ROCK MULCH OR PERMANENT POOL ELEVATION, WHICHEVER IS HIGHER.

1 EXTENDED DRY BASIN SECTION

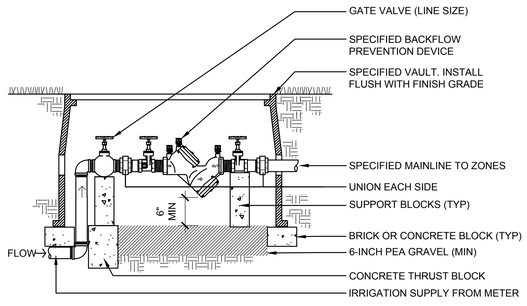
SCALE: NTS



2 POINT OF CONNECTION

SCALE: NTS

LI-DETL-GEN-POC.DWG



NOTE:

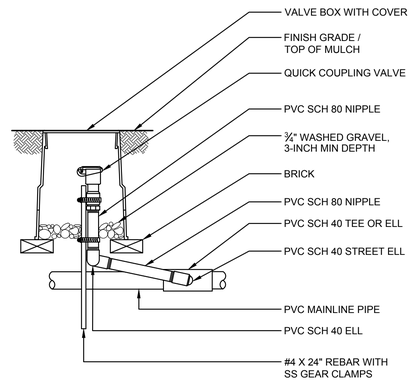
INSTALL BACKFLOW PREVENTOR PER CODE AND REQUIREMENTS OF PREVAILING JURISDICTIONS.

3 DOUBLE CHECK VALVE

BACKFLOW PREVENTOR (BELOW GRADE)

SCALE: NTS

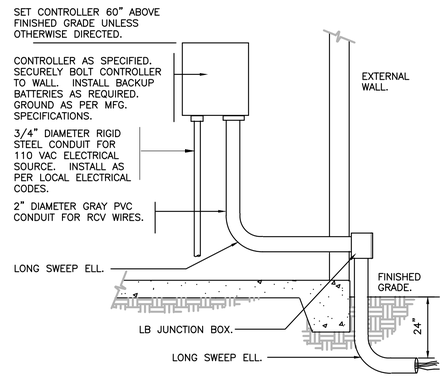
LI-DETL-VALV-DCHK.DWG



4 QUICK COUPLER VALVE

SCALE: NTS

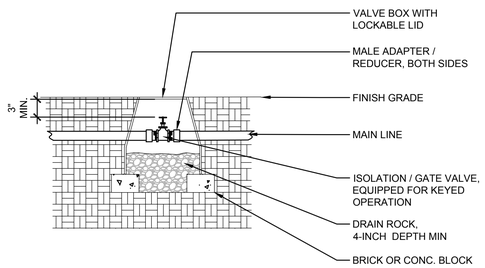
LI-DETL-VALV-QCUP.DWG



5 INTERIOR WALL MOUNT CONTROLLER

1" = 1'-0"

FX-IR-FX-CONT-21



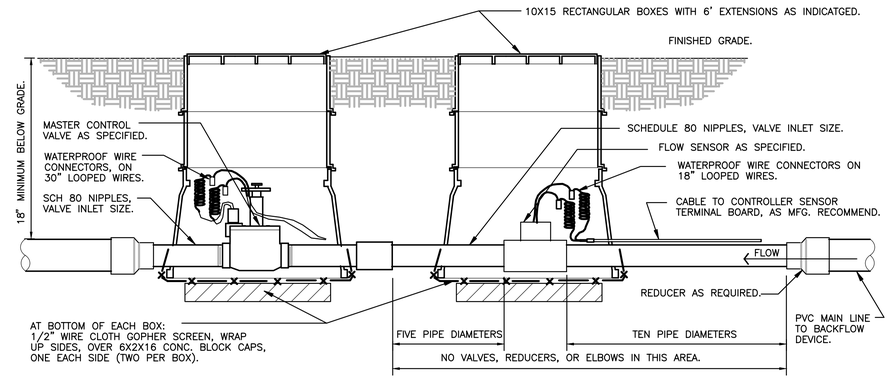
NOTES:

1. SCH 80 ADAPTER AND FITTINGS TO BE SAME SIZE AS ISOLATION VALVE

6 ISOLATION / GATE VALVE

SCALE: NTS

LI-DETL-06-VALV-GATE-ISOL.DWG



7 MASTER VALVE/FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0"

FX-IR-FX-MAST-56

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SHERWOOD INDUSTRIAL PARK (PHASE 3)

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

STORMWATER AND IRRIGATION DETAILS

DRAWN BY: RAC/ADS

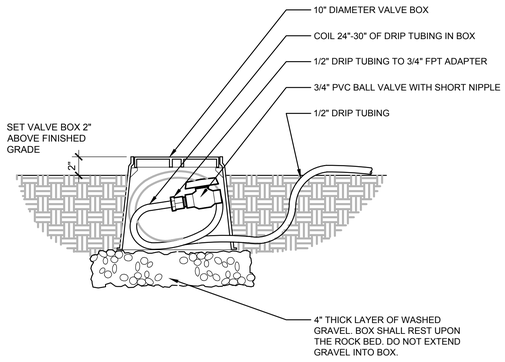
CHECKED BY:SPT

SHEET:

L5.11

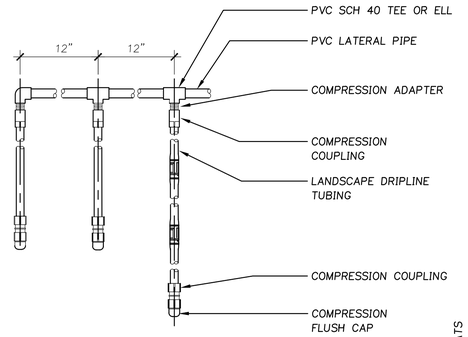
JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023



1 DRIP FLUSH VALVE

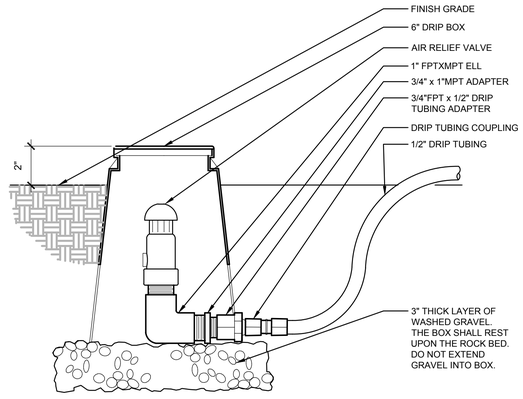
1:1 SCALE: NTS



2 LANDSCAPE DRIPLINE LATERALS

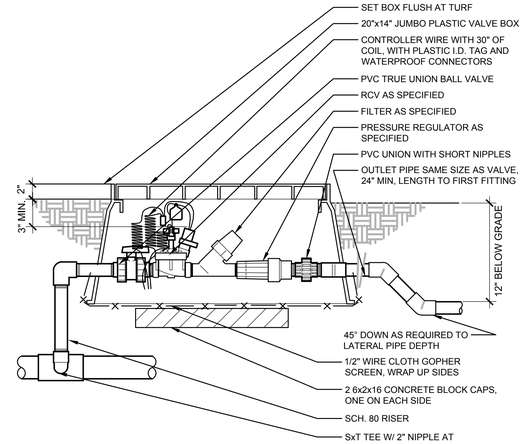
POTABLE SYSTEM NTS

LI-DETL-DRIP-LATS



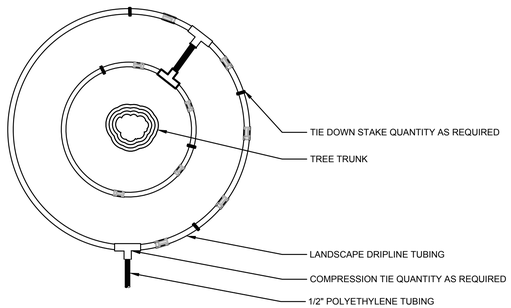
3 DRIP AIR RELIEF VALVE IN BOX

SCALE: NTS



4 1" DRIP VALVE/FILTER/REGULATOR

SCALE: NTS



5 DRIPLINE AROUND TREE

SCALE: NTS

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

DRIP IRRIGATION DETAILS

DRAWN BY: RAC/ADS

CHECKED BY:SPT

SHEET:

L5.12

JOB NO. **2200393.00**

LAND USE RESUBMITTAL: 1/11/2023

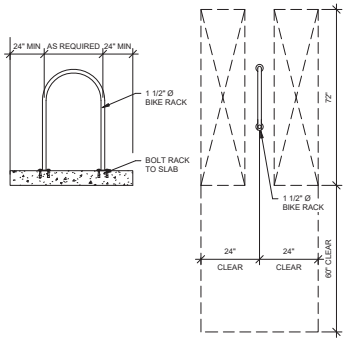
GENERAL NOTES

A. PROVIDE 16'-0" CLEAR MINIMUM TO ALL STRUCTURAL MEMBERS, ELECTRICAL FIXTURES, MECHANICAL UNITS AND FIRE SPRINKLERS LINES. SEE BUILDING SECTIONS.
B. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
C. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
D. SEE 10 / A5.10 FOR SLAB JOINT DETAILS.
E. ALL SLAB JOINTS TO BE CAULKED, INCLUDING POUR-BACK.
F. INSTALL DOOR ARMOR PER 7 / A5.11 & 8 / A5.10 AT ALL GRADE ACCESS AND DOCK-HIGH OVERHEAD DOORS.
G. COORDINATE SEWER CLEAN-OUT PER CODE, VERIFY ALL LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION.

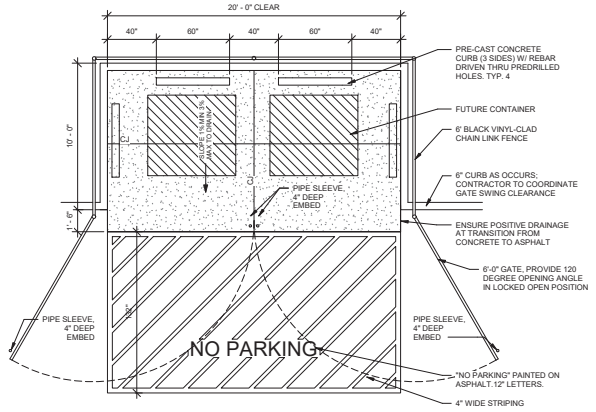
SYMBOLS LEGEND

KEYNOTE — 00-00
GRIDLINE — 0
DOCK HIGH OVERHEAD DOOR
DRIVE IN OVERHEAD DOOR
FUTURE OPENING
DOOR TAG — 101A
WINDOW TAG CALLOUT — #
PANEL NUMBER, SEE STRUCTURAL — ##
COLUMN LINE — CL
PANEL JOINT — PJ
OUTSIDE FACE — OSF
CLEAN OUT — CO
DOWNSPOUT LOCATION — DS
1 HR RATED WALL

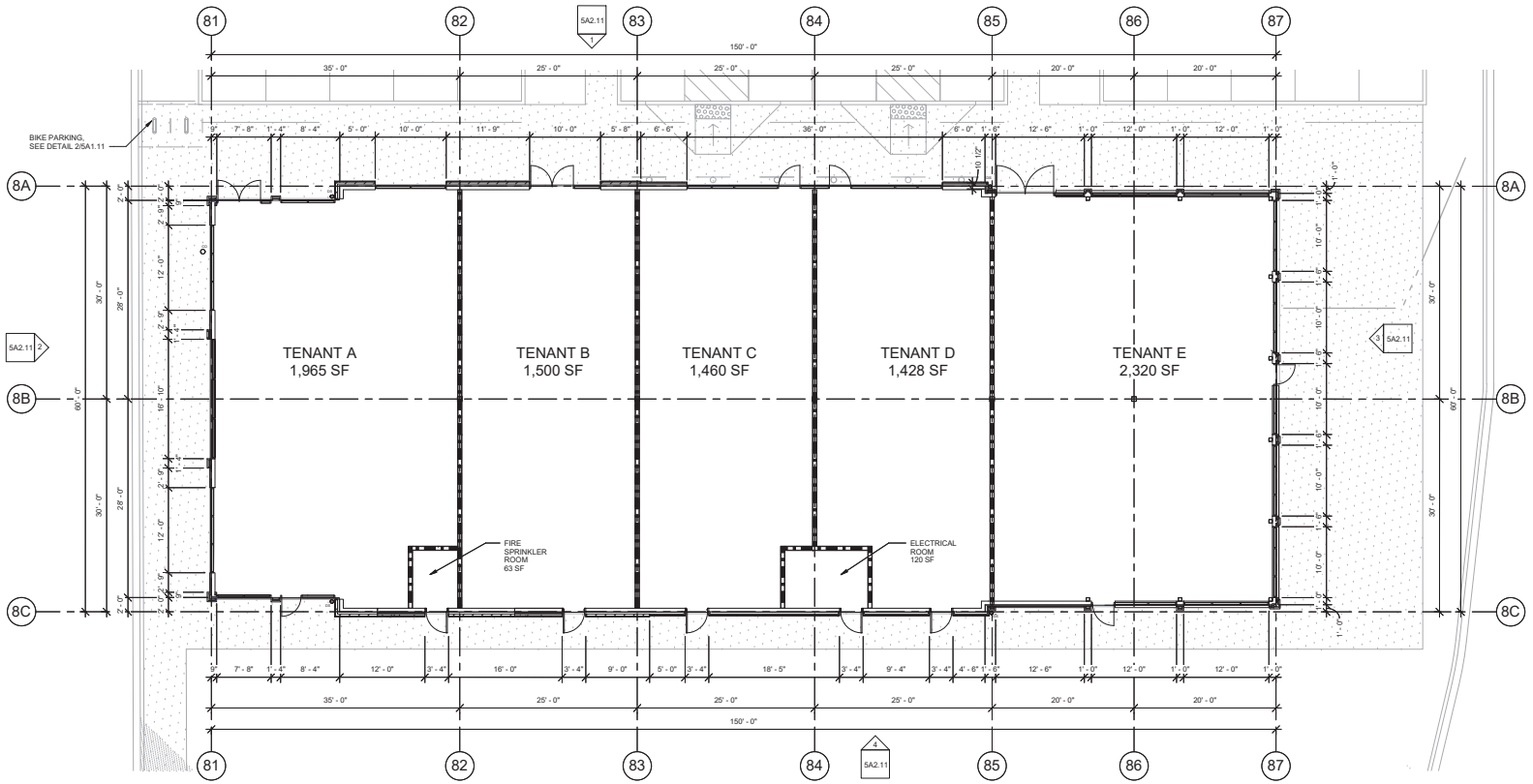
KEYNOTES



2 5A1.11 BIKE RACK
1/2" = 1'-0"



3 5A1.11 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



0' 2' 4' 8' 16'

1 5A1.11 BLDG 5 - FLOOR PLAN
1/8" = 1'-0"

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REVISION SCHEDULE

Delta	Issued As	Issue Date

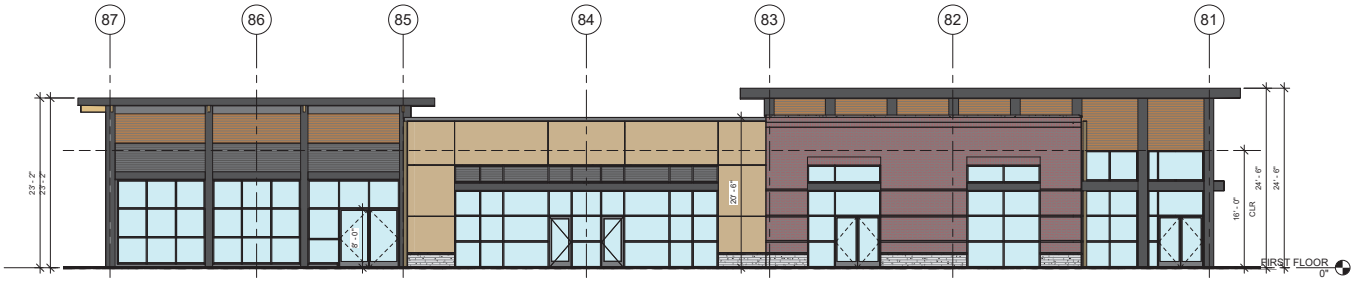
SHEET TITLE:
BLDG 5 - FLOOR PLAN

DRAWN BY: TJK

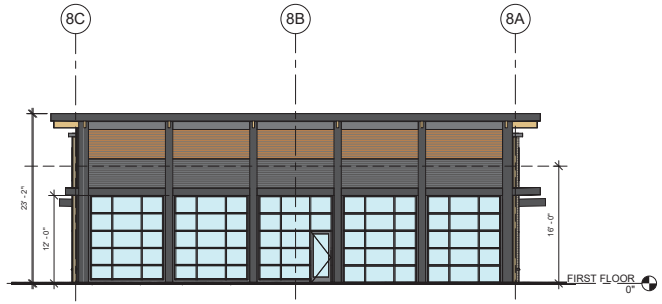
CHECKED BY: Checker

SHEET
5A1.11

JOB NO. **2200393.00**

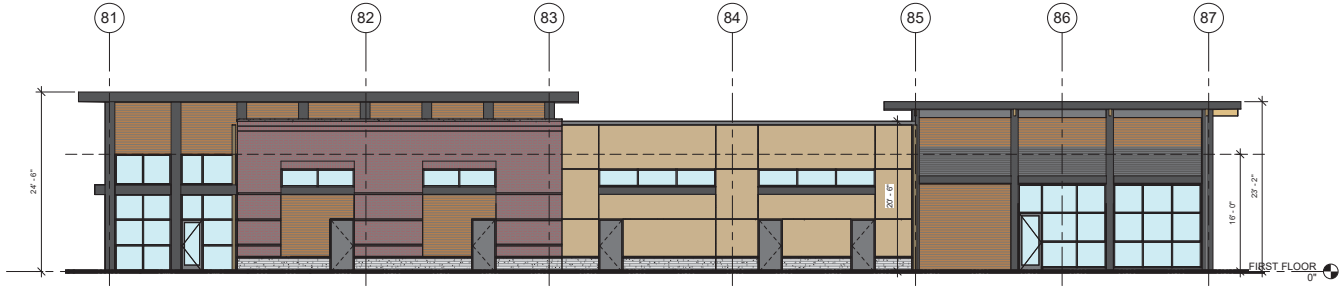


1 5A2.11 BLDG 5 - EAST ELEVATION
1/8" = 1'-0"



3 5A2.11 BLDG 5 - SOUTH ELEVATION
1/8" = 1'-0"

2 5A2.11 BLDG 5 - NORTH ELEVATION
1/8" = 1'-0"



4 5A2.11 BLDG 5 - WEST ELEVATION
1/8" = 1'-0"

0' 2' 4' 8' 16'

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SYMBOLS LEGEND

KEYNOTE 0

GRIDLINE 0

WINDOW TYPE, SEE A5.1 1

MATERIAL SCHEDULE

EF-1: PAINTED SHEET METAL, BLACK

EF-2: ANODIZED ALUMINUM/SHEET METAL, CHARCOAL

EF-3: GLAZING, CLEAR

EF-4: BRICK VENEER

EF-5: SHIPLAP WOOD SCREEN

EF-6: CLAPBOARD SLIDING, TOUGUE AND GROVE SIDING

EF-7: PRECAST BOARD-FORM CONCRETE

EF-8: EXPOSED MASONRY, BLEND

EF-9: METAL PANEL SYSTEM, BRONZE

RF-01: STANDING SEAM METAL ROOF, GRAY

RF-02: SYNTHETIC SLATE ROOF, GRAY

KEYNOTES

GLAZING CALCULATIONS

NORTH ELEVATION
TOTAL AREA: 1,410 SF
GLAZING AREA: 645 SF
PERCENTAGE: 45.7%

EAST ELEVATION
TOTAL AREA: 3,470 SF
GLAZING AREA: 1,285 SF
PERCENTAGE: 37%

SOUTH ELEVATION
TOTAL AREA: 1,380 SF
GLAZING AREA: 583 SF
PERCENTAGE: 42.3%

WEST ELEVATION
TOTAL AREA: 3,475 SF
GLAZING AREA: 695 SF
PERCENTAGE: 20%

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
BLDG 5 - ELEVATIONS

DRAWN BY: TJK

CHECKED BY: DEP

SHEET
5A2.11

JOB NO. **2200393.00**

DESIGN REVIEW 09/30/2022

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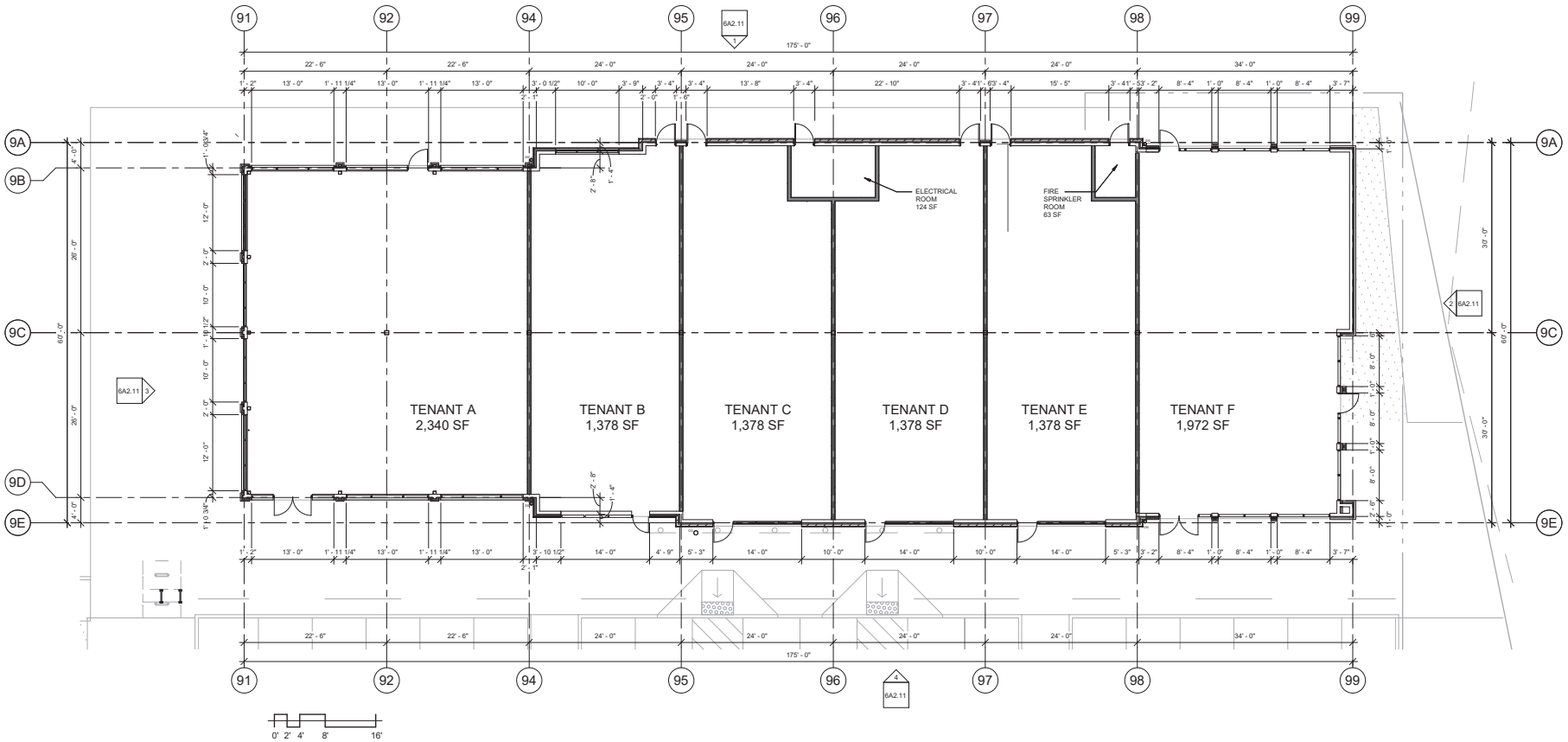
GENERAL NOTES

A. PROVIDE 16'-0" CLEAR MINIMUM TO ALL STRUCTURAL MEMBERS, ELECTRICAL FIXTURES, MECHANICAL UNITS AND FIRE SPRINKLERS LINES. SEE BUILDING SECTIONS.
B. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
C. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
D. SEE 10 / A5.10 FOR SLAB JOINT DETAILS.
E. ALL SLAB JOINTS TO BE CAULKED, INCLUDING POUR-BACK.
F. INSTALL DOOR ARMOR PER 7 / A5.11 & 8 / A5.10 AT ALL GRADE ACCESS AND DOCK-HIGH OVERHEAD DOORS.
G. COORDINATE SEWER CLEAN-OUT PER CODE, VERIFY ALL LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION.

SYMBOLS LEGEND

KEYNOTE 00-00
GRIDLINE 0
DOCK HIGH OVERHEAD DOOR
DRIVE IN OVERHEAD DOOR
FUTURE OPENING
DOOR TAG 101A
WINDOW TAG CALLOUT #
PANEL NUMBER, SEE STRUCTURAL ##
COLUMN LINE CL
PANEL JOINT PJ
OUTSIDE FACE OSF
CLEAN OUT • CO
DOWNSPOUT LOCATION o DS
1 HR RATED WALL



1 / 6A1.11 BLDG 6 - FLOOR PLAN
1/8" = 1'-0"

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Delta	Issued As	Issue Date

SHEET TITLE:
BLDG 6 - FLOOR PLAN

DRAWN BY: TJK

CHECKED BY: DEP

SHEET
6A1.11

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DESIGN REVIEW 09/30/2022

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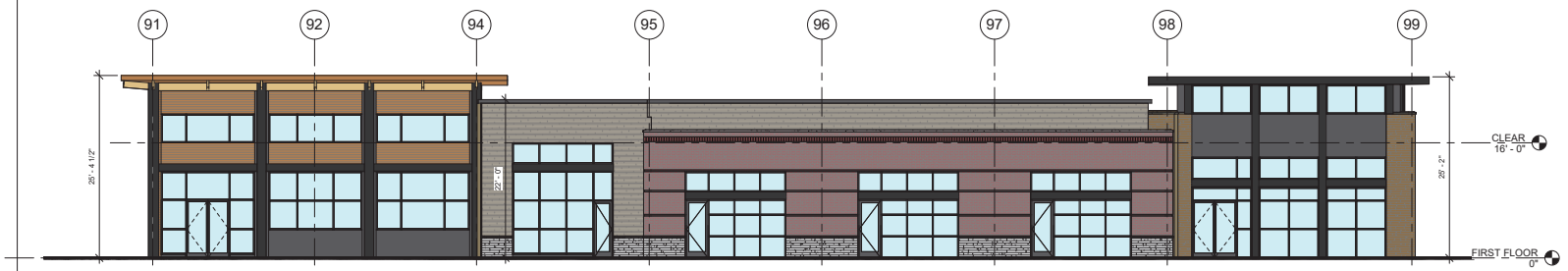
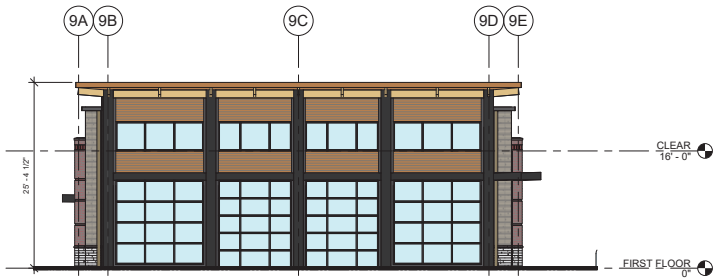
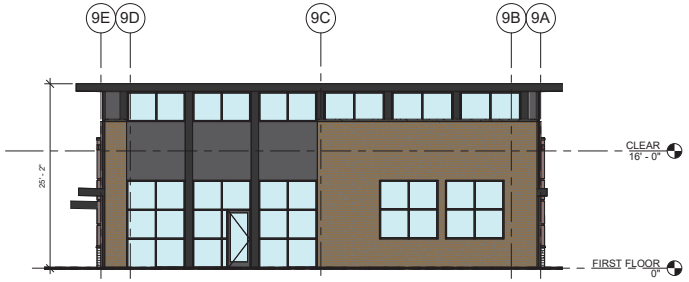


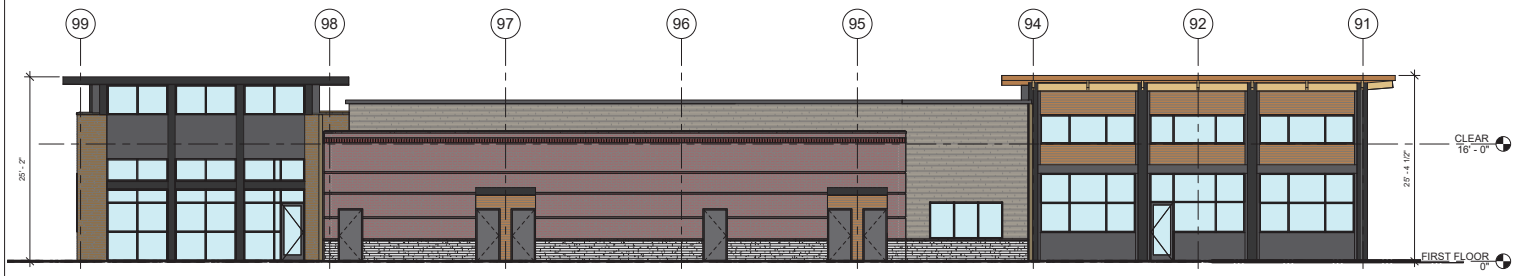
4 / 6A2.11 BLDG 6 - SOUTH ELEVATION
1/8" = 1'-0"



3 / 6A2.11 BLDG 6 - WEST ELEVATION
1/8" = 1'-0"



2 / 6A2.11 BLDG 6 - EAST ELEVATION
1/8" = 1'-0"



1 / 6A2.11 BLDG 6 - NORTH ELEVATION
1/8" = 1'-0"

0' 2' 4' 8' 16'

GENERAL NOTES

A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SYMBOLS LEGEND

KEYNOTE 0

GRIDLINE 0

WINDOW TYPE, SEE A5.1

MATERIAL SCHEDULE

EF-1: PAINTED SHEET METAL, BLACK

EF-2: ANODIZED ALUMINUM/SHEET METAL, CHARCOAL

EF-3: GLAZING, CLEAR

EF-4: BRICK VENEER

EF-5: SHIPLAP WOOD SCREEN

EF-6: CLAPBOARD SLIDING, TOUGUE AND GROVE SIDING

EF-7: PRECAST BOARD-FORM CONCRETE

EF-8: EXPOSED MASONRY, BLEND

EF-9: METAL PANEL SYSTEM, BRONZE

RF-01: STANDING SEAM METAL ROOF, GRAY

RF-02: SYNTHETIC SLATE ROOF, GRAY

KEYNOTES

GLAZING CALCULATIONS

NORTH ELEVATION		
TOTAL AREA:	4,190 SF	
GLAZING AREA:	950 SF	
PERCENTAGE:	22.6%	
EAST ELEVATION		
TOTAL AREA:	1,505 SF	
GLAZING AREA:	615 SF	
PERCENTAGE:	40.8%	
SOUTH ELEVATION		
TOTAL AREA:	4,135 SF	
GLAZING AREA:	1,455 SF	
PERCENTAGE:	39.2%	
WEST ELEVATION		
TOTAL AREA:	1,362 SF	
GLAZING AREA:	692 SF	
PERCENTAGE:	46%	

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INDUSTRIAL PARK

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SHERWOOD, OR 97140

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
BLDG 6 - ELEVATIONS

DRAWN BY: TJK

CHECKED BY: DEP

SHEET
6A2.11

JOB NO. 2200393.00

DESIGN REVIEW 09/30/2022

1 A6.11 BUILDING 5 - EAST VIEW
12" = 1'-0"

2 A6.11 BUILDING 5 - SE VIEW
12" = 1'-0"

3 A6.11 BUILDING 6 - SW VIEW
12" = 1'-0"

4 A6.11 BUILDING 6 - NW VIEW
12" = 1'-0"

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14800 SW CENTURY DR
SHERWOOD, OR 97140

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
PERSPECTIVES

DRAWN BY: TJK

CHECKED BY: DEP

SHEET
A6.11

JOB NO. 2200393.00

DESIGN REVIEW 09/30/2022