DEPENDABLE SPRING CO.

EXHIBIT PLAN FOR SITE PLAN REVIEW APPLICATION

ADDRESS:	SW OLDS PLACE, SHERWOOD, OR 97140
TAX LOT:	2S129A2000
ZONING:	(LI) LIGHT INDUSTRIAL
PARCEL SIZE:	40,166 SQ. FT.

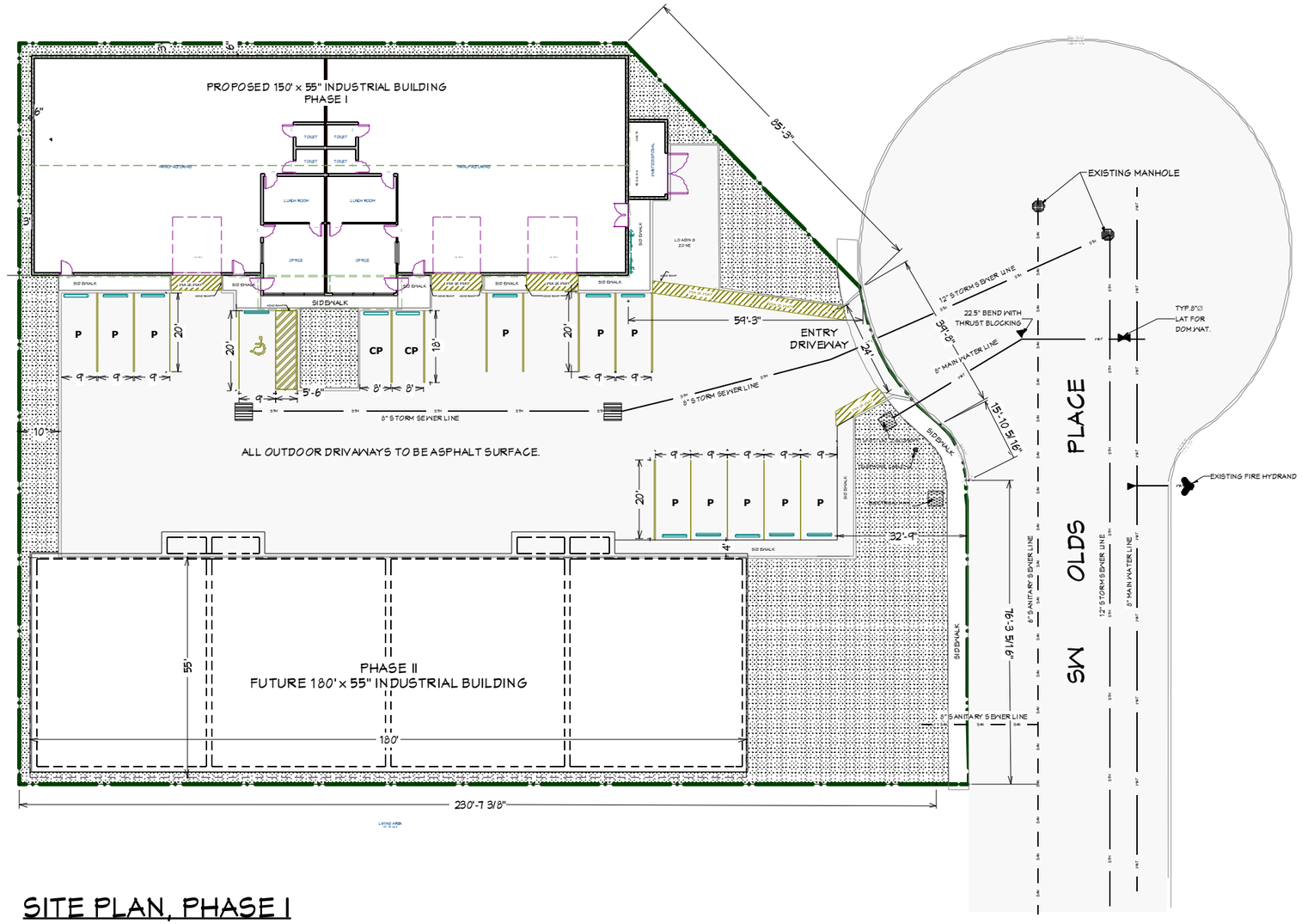
MAIN FLOOR:	8,250 SQ.FT.
MEZZANINE:	916 SQ.FT.
TOTAL AREA:	9,166 SQ.FT.

LAYOUT PAGE TABLE	
PAGE #	TITLE
L01	SITE PLAN, PHASE I
L02	MAPS
L03	EROSION CONTROL PLAN
L04	GRADING PLAN
L05	ELEVATIONS
L06	LANDSCAPE PLAN, PHASE I
L07	LANDSCAPE PLAN, PHASE II
L08	ORTHOGRAPHIC LANSCAPE VIEW, PHASE I
L09	LANDSCAPE ELEVATIONS, PHASE I
L10	LANDSCAPE ELEVATIONS, PHASE I
L11	ORTHOGRAPHIC LANDSCAPE VIEWS, PHASE II

GENERAL NOTES.

1. ALL CONSTRUCTION SHALL ADHERE TO DRAWINGS AND SPECIFICATIONS.
2. ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES 5 (FIVE) WORKING DAYS PRIOR TO STARTING WORK.
3. VERIFY ALL SITE CONDITIONS BY SITE VISIT PRIOR TO BID SUBMITTAL.
4. ALL EXISTING PLANTS IN AREA OF WORK ARE TO REMAIN UNLESS OTHERWISE NOTED OR ARE DETERMINED DEAD. IF DETERMINED DEAD, DEAD PLANTS/TREES ARE TO BE REPLACED WITH SAME SPECIES.
5. STAGING AREAS ARE TO BE DETERMINED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
6. ALL CONSTRUCTION IS REQUIRED TO BE COMPLETED BETWEEN THE HOURS OF 7:00 AM THRU 5:00 PM, MONDAY THRU FRIDAY. COORDINATE TIME OF CONSTRUCTION WITH OWNER'S REPRESENTATIVE.
7. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.

LEGEND:	
	EXTERIOR WALL
	INTERIOR 1 HR FIRE WALL
	EXTERIOR/INTERIOR METAL STUD WALL
	PERIMETER OF FUTURE INDUSTRIAL BUILDING
	PROPERTY LINE
	PROPERTY CORNER
	LANDSCAPED AREA



SITE PLAN, PHASE I

1"= 15'

NO.	DESCRIPTION	BY	DATE

SITE PLAN

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

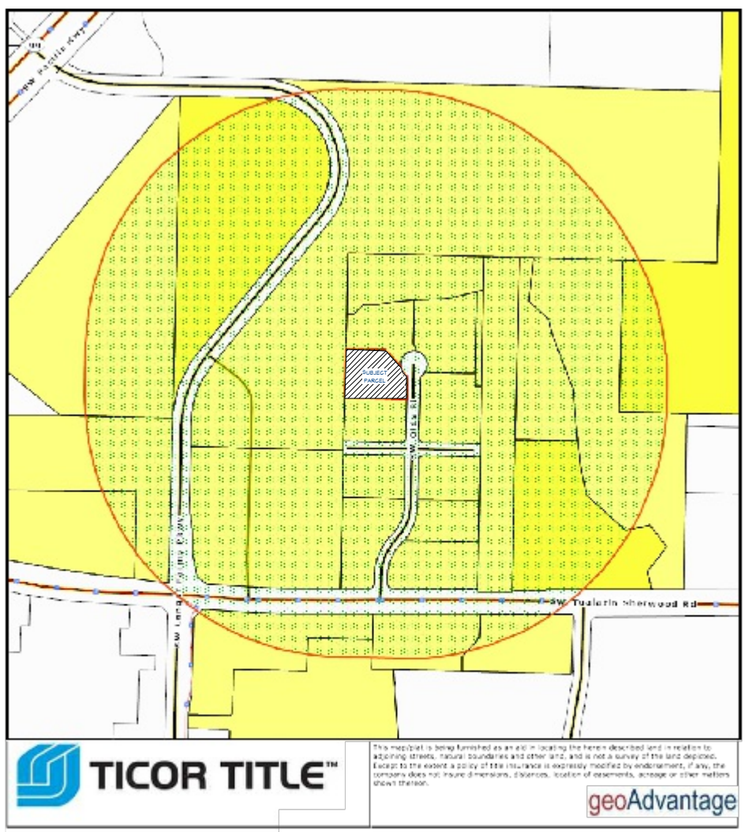
DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrous@yahoo.com

DATE: 3/16/16

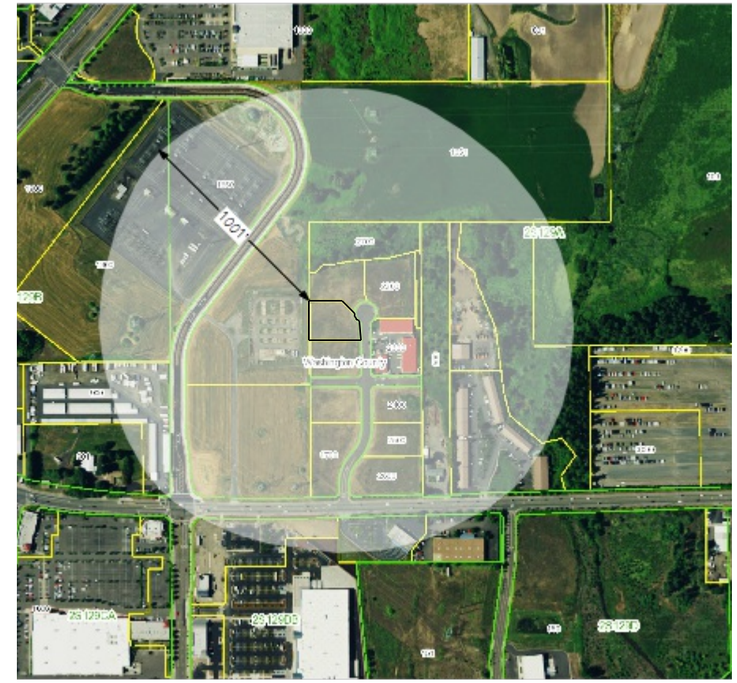
SCALE: 1"= 15'-0"

SHEET: LP-1

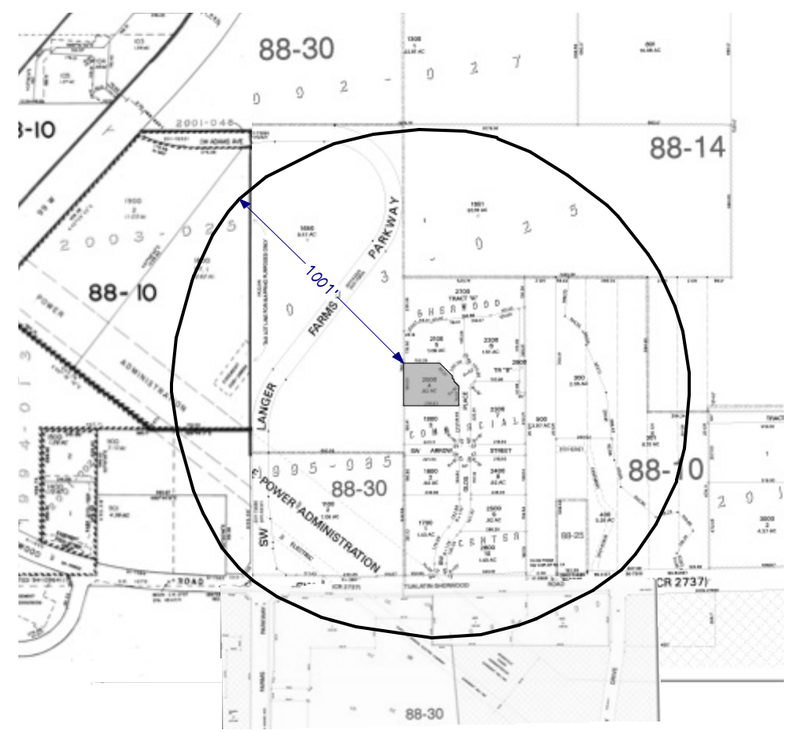
TAX LOT ASSESOR MAP



T.T. 1000' S.P.O. MAP



AERIAL PHOT 1000' S.P.O. MAP



TAX LOT 1000' S.P.O. MAP

NO.	DESCRIPTION	BY	DATE

MAPS

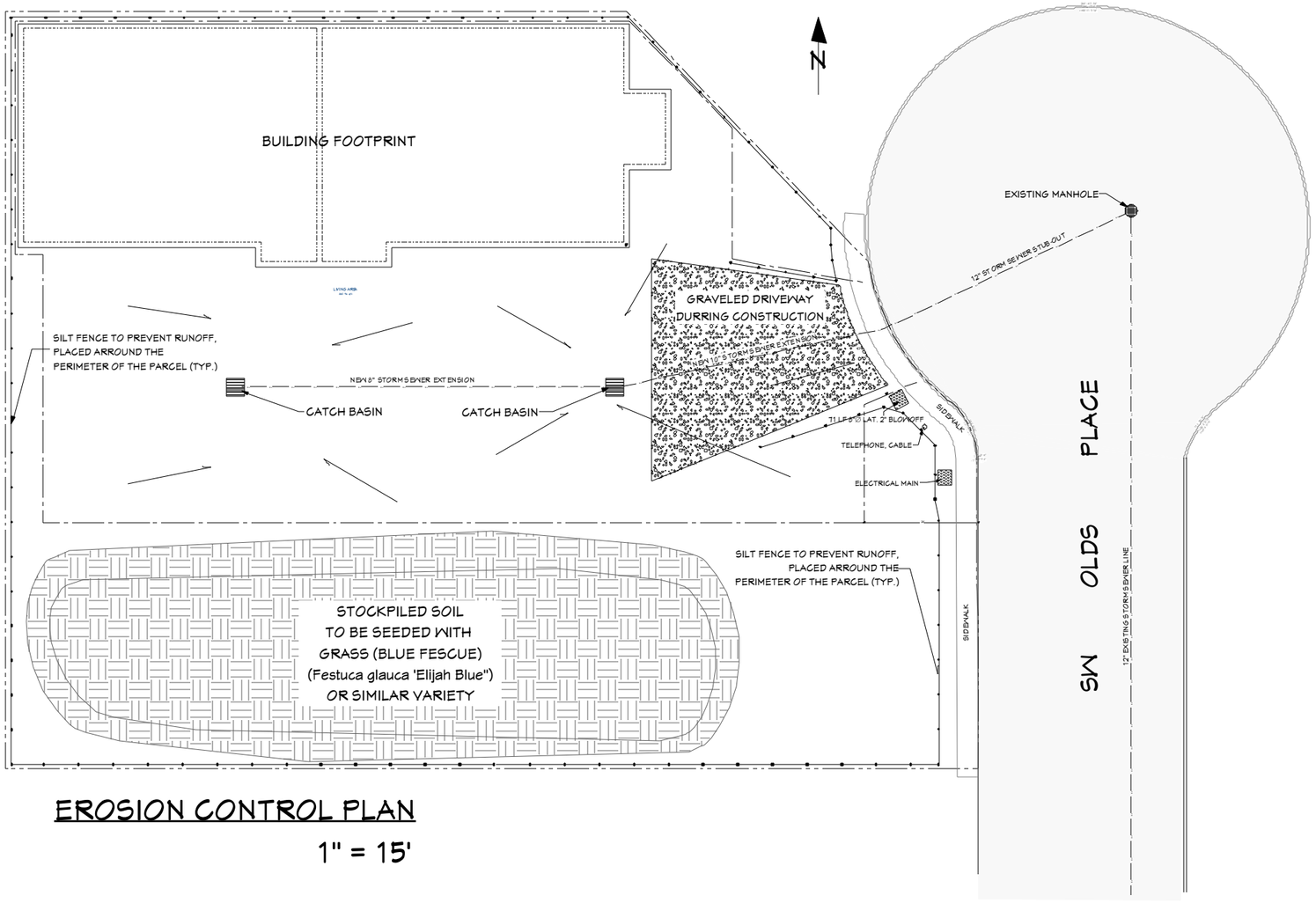
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-412-8301
e-mail: mchroust@yahoo.com

DATE: 3/16/16

SCALE:

SHEET: LP-2



EROSION CONTROL PLAN

1" = 15'

TEMPORARY EROSION CONTROL SPECIFICATIONS

1. Earthen dike(s) and drainage swale(s) will be constructed. Velocity Dissipation Devices will be installed at the outlets of culverts, conduits or channels to prevent erosion, see CWS-850.

2. Mulch, such as wood fiber, will be applied to protect exposed soil from erosion from raindrop impact or wind. Seeding will be used with mulching (i.e. straw mulch).

3. Mattings of natural materials, geotextiles, or plastic cover, will be used to cover the soil surface to reduce erosion from rainfall impact, see CWS-810. Every storm drain inlet receiving sediment-laden runoff will be protected with at least one type of inlet protection, such as a gravel bag barrier, block and gravel filter, excavated drop inlet sediment trap, or filter fabric fence.

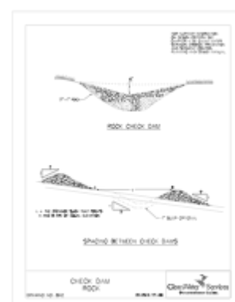
4. Silt fence will be installed on a level contour to trap sediment-laden runoff from disturbed areas to promoted sedimentation behind the fence, see CWS-875. Fiber roles will be placed along the perimeter of the project to provide for the removal of sediment from runoff. A sandbag barrier or Straw bales will be placed on a level contour to intercept sheet flow will be placed end-to-end on a level contour to intercept sheet flow to pond runoff to allow sediment to settle out.

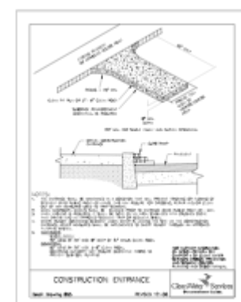
5. A temporary sediment basin will be constructed and maintained until the site is permanently protected against erosion or until a permanent detention basin is constructed. A temporary sediment trap will be formed and maintained until the site is permanently protected from erosion by using vegetation and/or structures. A temporary check dam of rock, gravel bags, sandbags, fiber rolls, will be placed across a swale or drainage ditch to reduce the velocity of water, to promote sedimentation and for reducing erosion, see CWS-840.

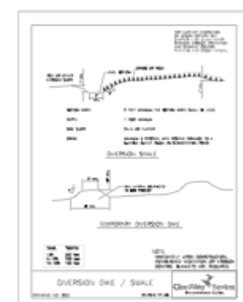
6. A Stabilized Construction Exit, a driveway aggregate (e.g. gravel) underlain with filter cloth, will be located where traffic will be entering or leaving the construction site to or from a public right of way, street, alley, sidewalk, or parking area, see CSW-865. Tire washing will be used with a Stabilized Construction Exit.

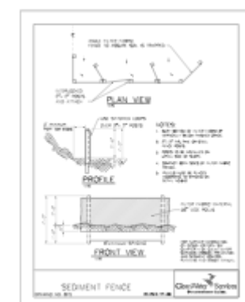
EROSION CONTROL LEGEND

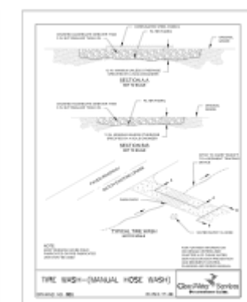
- PROPERTY LINE
- LIMIT OF GRADING
- SILT FENCE
- FINISHED DRAINAGE
- MANHOLE DRAIN
- GRAVEL
- STOCKPILED SOIL











NO.	DESCRIPTION	BY	DATE

EROSION CONTROL PLAN

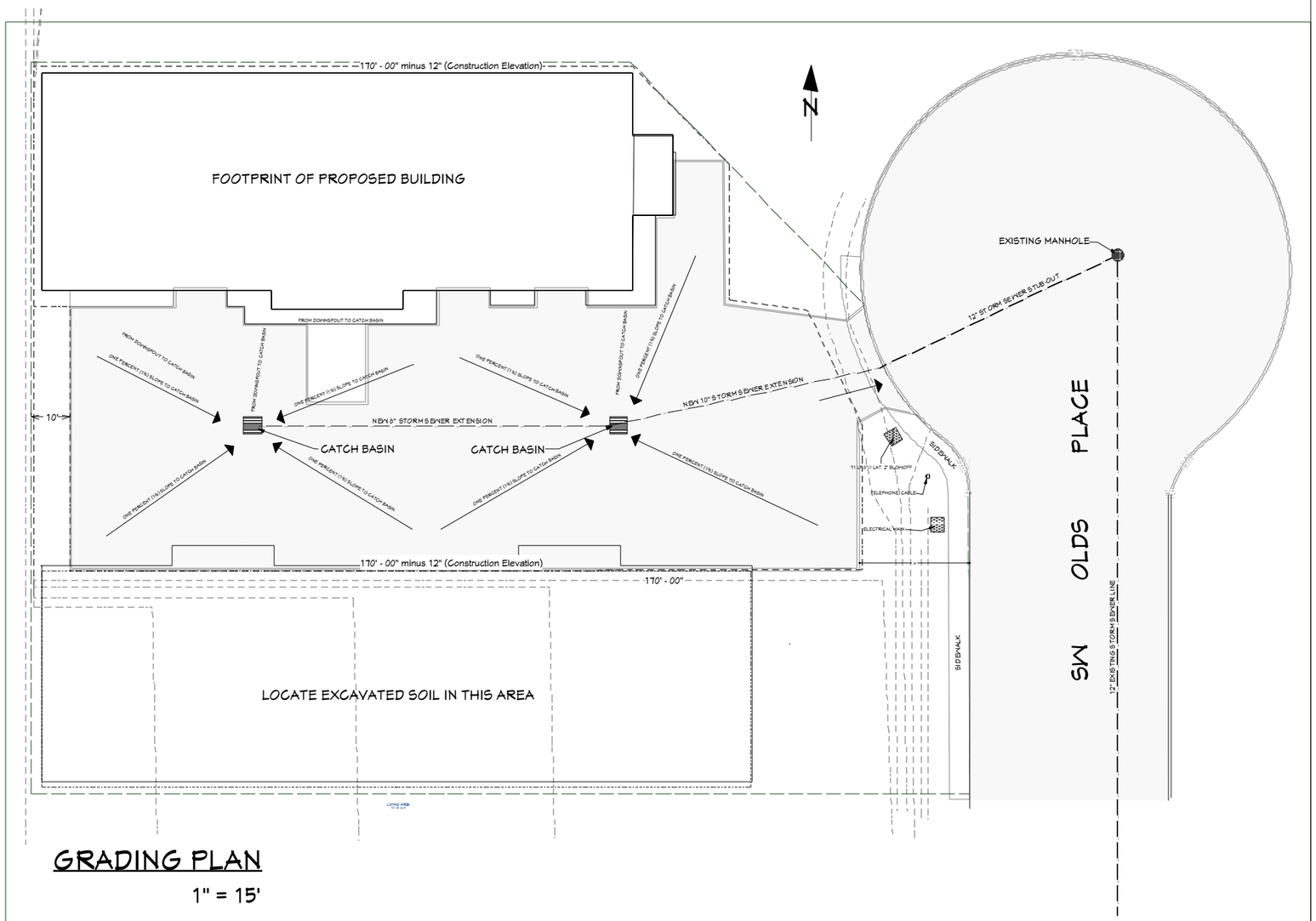
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 S/V Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE: 3/16/16

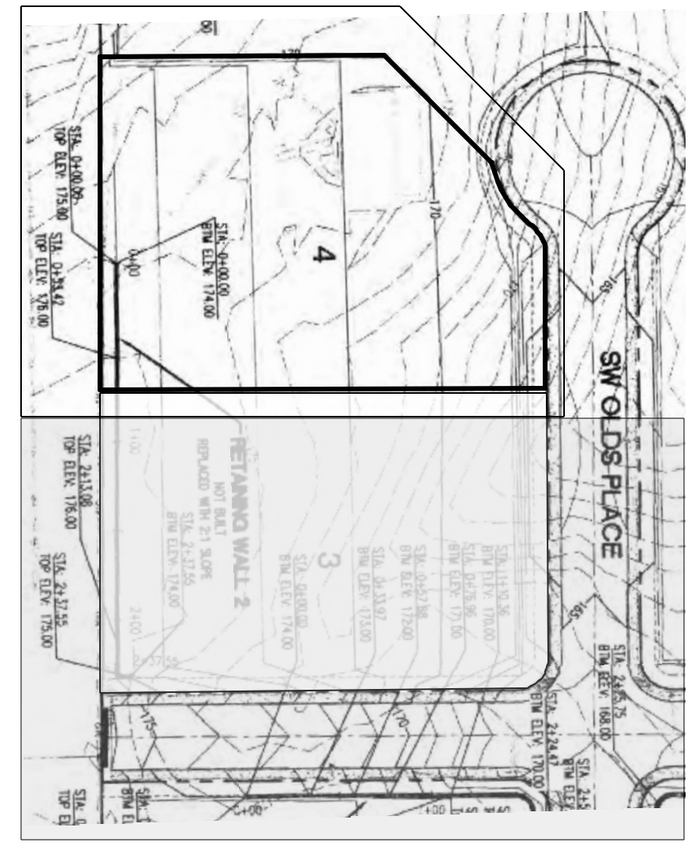
SCALE: 1"= 15'-0"

SHEET: LP-3



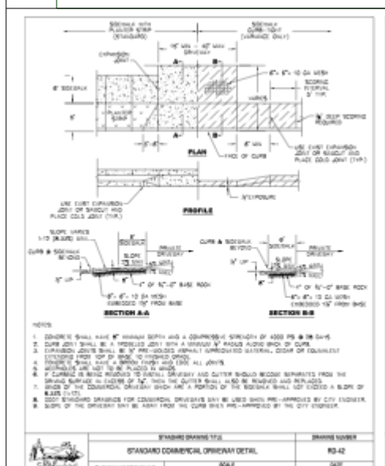
GRADING PLAN

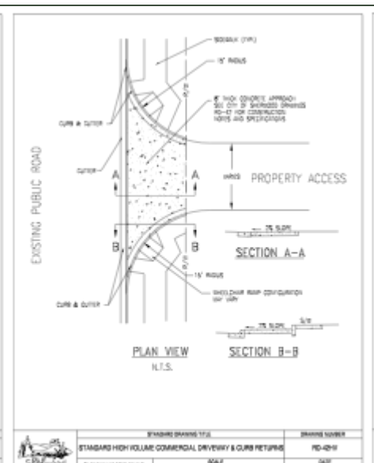
1" = 15'

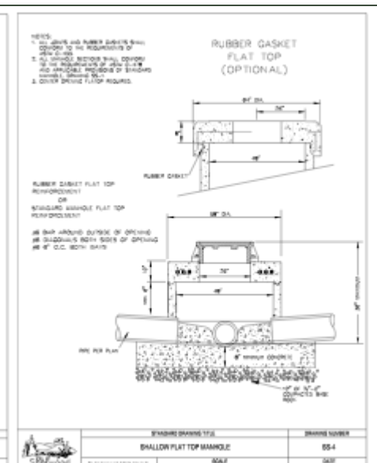


EXISTING GRADING PLAN

NOT TO SCALE







GRAIDING NOTES

1. Scheduling Construction Activity

Avoid, if possible, rainy season from October 1 through April 1. Use mulching or hydroseeding to stabilize disturbed soils.

Plan your construction work to have your BMPs installed before construction. Have all rainy season BMPs installed prior to October 1. Provide enough time before rainfall begins to stabilize the soil with vegetation or physical means or to install sediment trapping devices.

2. Preservation of Natural Features, vegetation, and soil

Existing vegetation outside the construction area will be preserved on the site and protected.

Construction activity will avoid activity under the drip line of remaining trees.

Vegetation to be preserved within the construction area will be protected with temporary fencing.

Retain protective measures until all construction activity is complete to avoid damage during site cleanup.

3. Drainage swales or lined ditches to control storm water flow

Earthen dike(s) and drainage swale(s) will be constructed.

Velocity Dissipation Devices will be installed at the outlets of culverts, conduits, or channels to prevent erosion.

4. Mulching or hydro seeding to stabilize disturbed soils

Mulch, such as wood fiber, will be applied to protect exposed soil from erosion from raindrop impact or wind.

Seeding will be used with mulching (i.e. straw mulch).

5. Erosion control to protect soils

Mattings of natural materials, geotextiles, or plastic cover, will be used to cover the soil surface to reduce erosion from rainfall impact.

6. Protection of storm drain inlets

Every storm drain inlet receiving sediment-laden runoff will be protected with at least one type of inlet protection, such as a gravel bag barrier, block and gravel filter, excavated drop inlet sediment trap, or filter fabric fence.

7. Perimeter sediment control

Silt fence will be installed on a level contour to trap sediment-laden runoff from disturbed areas to promoted sedimentation behind the fence.

Fiber roles will be placed along the perimeter of the project to provide for the removal of sediment from runoff.

A sandbag barrier will be placed on a level contour to intercept sheet flow and pond runoff to allow sediment to settle out.

Straw bales will be placed end-to-end on a level contour to intercept sheet flow to pond runoff to allow sediment to settle out.

8. Sediment trap or sediment basin to retain sediment on site

A temporary sediment basin will be constructed and maintained until the site is permanently protected against erosion or until a permanent detention basin is constructed.

A temporary sediment trap will be formed and maintained until the site is permanently protected from erosion by using vegetation and/or structures.

A temporary check dam of rock, gravel bags, sandbags, fiber rolls, will be placed across a swale or drainage ditch to reduce the velocity of water, to promote sedimentation and for reducing erosion.

9. Stabilized construction exits

A Stabilized Construction Exit, a driveway aggregate (e.g. gravel) underlain with filter cloth, will be located where traffic will be entering or leaving the construction site to or from a public right of way, street, alley, sidewalk, or parking area.

Tire washing will be used with a Stabilized Construction Exit.

10. Wind erosion control

Apply water, dust palliatives, gravel, temporary vegetation, or mulching to prevent or alleviate dust.

11. Material handling and waste management

Applicant will comply with Oregon Construction Demolition and Recycling requirements.

Follow all federal, state, and local regulations that apply to the use, handling, or disposal of hazardous materials, pesticides and herbicides, and fertilizers.

Store pesticides, herbicides, and fertilizers in a dry covered area, and follow the recommended application rates and methods.

Designate a waste collection area and use containers with lids so that they can be covered with lids.

12. Building material stockpile management

Use plastic sheeting or tarps to keep materials (sand, compost, cement, etc) covered during periods of rain.

13. Management of washout areas (concrete, paints, stucco, etc.)

Designate concrete, paint and stucco washout areas. Collect and retain concrete, paints and stucco washout water or chemicals and solids in leak proof containers so that it does not reach the soil surface and then migrate to surface water or into the ground water.

14. Control of vehicle/equipment fueling to contractor's staging area

Store and use petroleum products in dry covered areas and perform vehicle fueling in areas having materials and equipment available to contain and clean up any spills that may occur.

15. Vehicle and equipment cleaning performed off-site

Use detergents only as recommended and limit their use at the construction site. Wash vehicles and equipment where detergent laden wash water will not enter into the storm drain system or will be directed into the sanitary sewer so that it can be treated at the wastewater treatment plant.

16. Spill prevention and control

Check equipment, hydraulic lines, and containers for leaks and corrosion. Maintain a spill-kit with absorbent materials. Clean up spills immediately. For hazardous materials, follow cleanup instructions on the package.

A) THIS PLAN PROVIDES GENERAL GRADING INFORMATION. ALL SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

B) EXCESS SOIL, WHICH MAY BE NECESSARY TO MEET THE GRADES SHOWN ON THIS PLAN, SHALL BE STORED ON THE SOUTHERN PORTION OF THE PARCEL.

C) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

D) THE CONTRACTOR SHALL MATCH THE NEW GRADES WITHIN THE LIMITS OF WORK TO THE EXISTING GRADES.

E) CONTRACTOR SHALL PROVIDE SECURITY BARRIER DURING CONSTRUCTION & UNTIL ACCEPTED. REFER TO CITY OF SHERWOOD REQUIREMENTS FOR SPECIFICS.

F) EROSION CONTROL FENCING REQUIRED TO BE IN PLACE PRIOR TO ANY SITE WORK.

NO.	DESCRIPTION	BY	DATE

GRADING PLAN

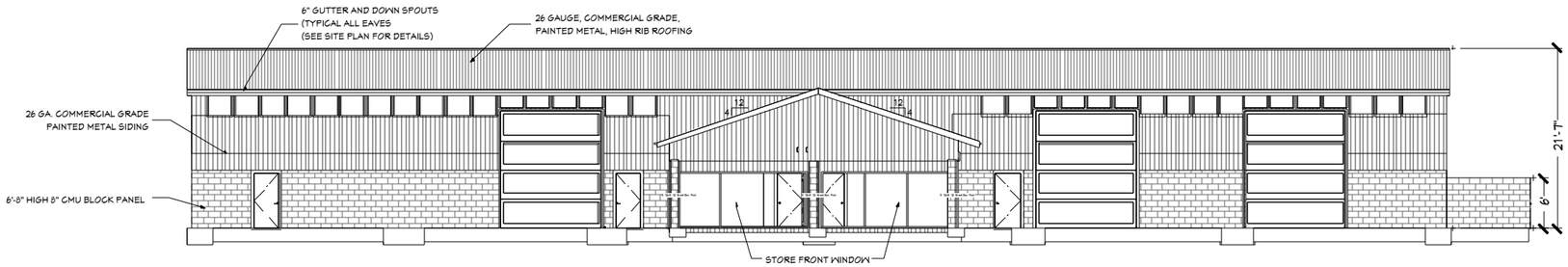
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrous@yahoo.com

DATE:
3/16/16

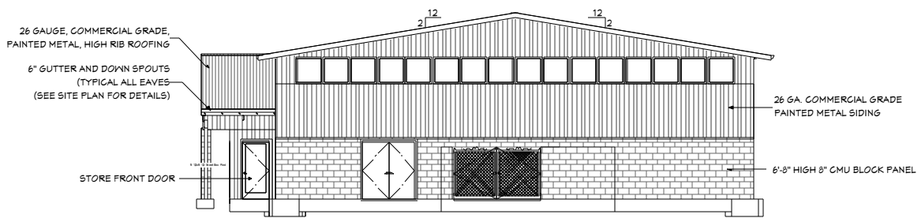
SCALE:

SHEET:
LP-4



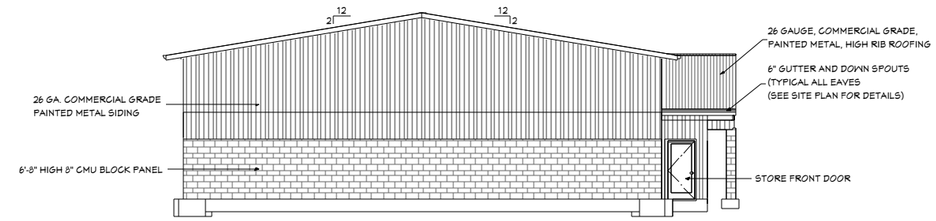
FRONT ELEVATION

1/8" = 1' - 0"



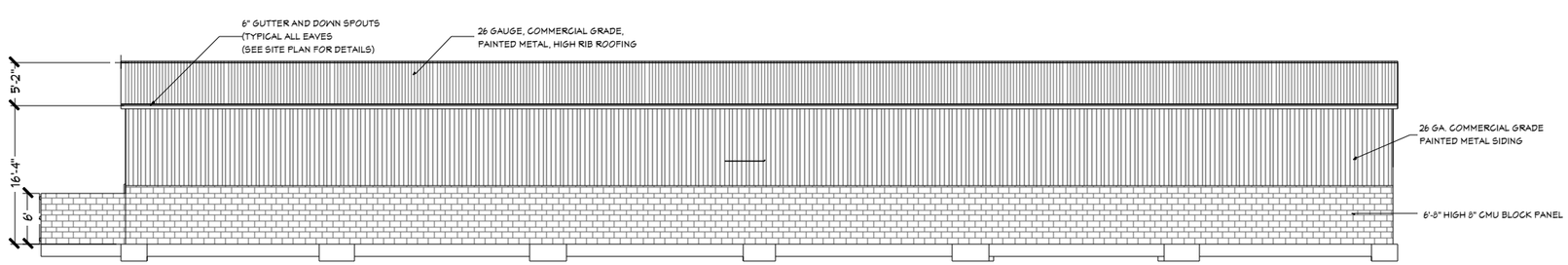
RIGHT ELEVATION

1/8" = 1' - 0"



LEFT ELEVATION

1/8" = 1' - 0"



REAR ELEVATION

1/8" = 1' - 0"

NO.	DESCRIPTION	BY	DATE

ELEVATIONS
PHASE I

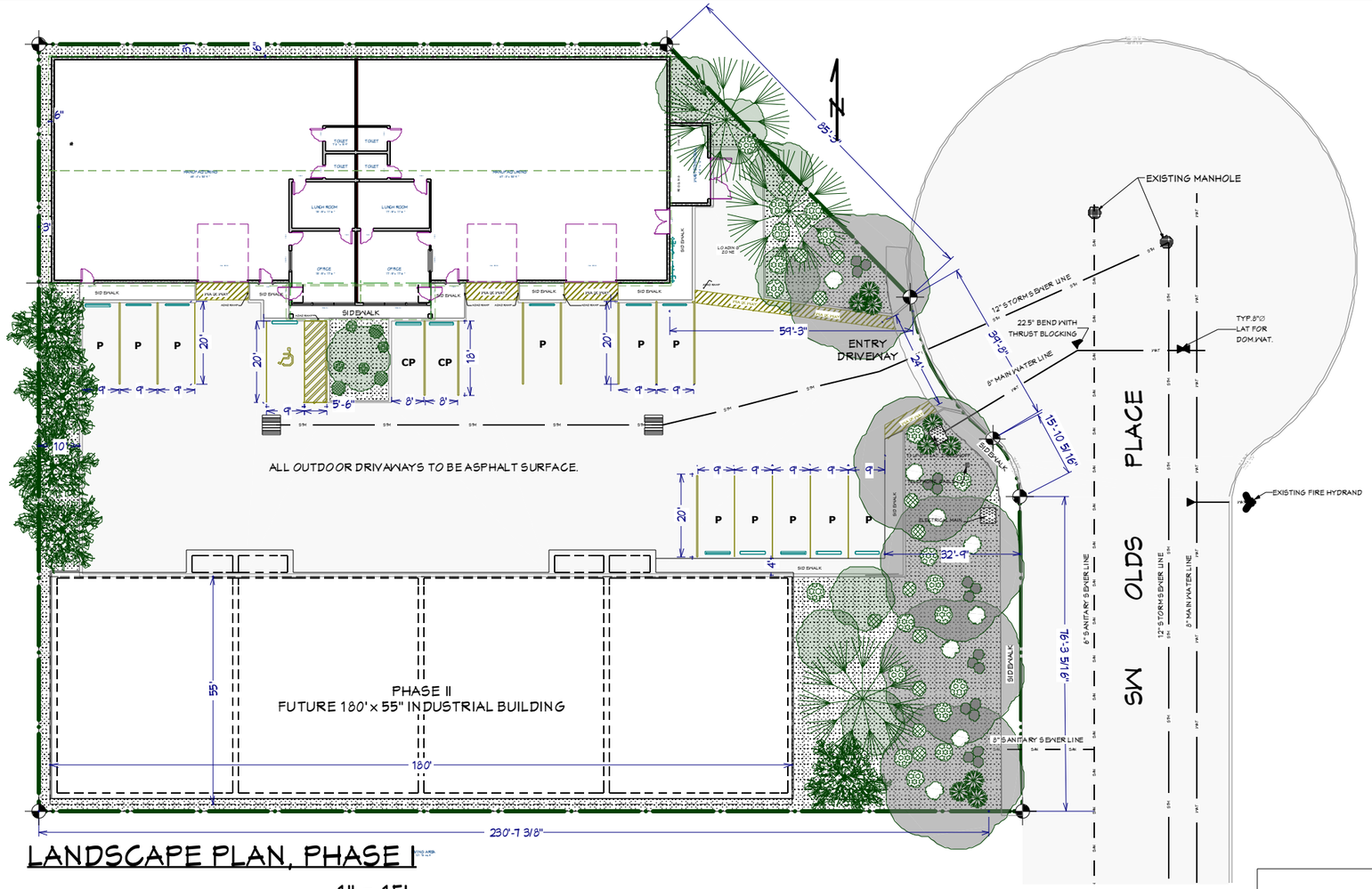
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 S/W Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrouss@yahoo.com

DATE:
3/16/16

SCALE:

SHEET:
LP-5



LANDSCAPE PLAN, PHASE I

1" = 15'

SITE LANDSCAPE CALCULATIONS

SITE TREE CALCULATIONS

24 PARKING STALLS DIVIDED BY 4 = 7.25 "LARGE TREES" REQUIRED
13 TREES PROVIDED - 8 LARGE & 5 MEDIUM
SIZE CATEGORIES AS PER CITY OF PORTLAND TREE & LANDSCAPING MANUAL

SITE SHRUB CALCULATIIONS

24 PARKING STALLS X 2 = 58 SHRUBS REQUIRED.
84 SHRUBS PROVIDED (DOES NOT INCLUDE ORN. GRASSES)

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 40,166 S.F.
TOTAL PROPOSED LANDSCAPE AREA = 7,421 S.F. - (18.5% OF THE SITE)

TREE CANOPY CALCULATIONS

TYPE	SIZE	NAME	QTY.	EXPECTED DIA.	SPREAD AREA	CANOPY AREA
TREE,	MEDIUM	RED MAPLE (Acer rubrum)	5	30'	707 SF.	3,535 SF.
TREE,	LARGE	DEODAR CEDAR (Cedrus deodara)	5	30'	707 SF.	3,535 SF.
TREE,	LARGE	DOUGLAS FIR (Pseudotsuga menziesii)	3	60'	2,826 SF.	8,478 SF.
				TOTAL CANOPY AREA		15,548 SF.

			QTY.	MIN. SPACING
SHRUB	LOW	RHODODRENDON (Azalea)	5	30"
SHRUB	LOW	GLOSSY ABELIA (Abelia x grandiflora)	10	48"
SHRUB	LOW	JAPANESE SPIREA (Spiraea japonica)	18	36"
SHRUB	LOW	MUGO PINE (Pinus mugo)	9	48"
SHRUB	LOW	MOCK ORANGE (Philadelphus lewisii)	21	36"
SHRUB	HIGH SCREEN	VINE MAPLE (Acer circinatum)	10	72"
SHRUB	HIGH SCREEN	'Regent' SERVICEBERRY (Amelanchier alnifolia)	13	60"
		TOTAL SHRUBS	84	
GRASS	ORNAMENTAL	PORCUPINE GRASS (Miscanthus sinensis)	4	60"
GROUND COVER	LOW	BEARBERRY COTONEASTER (Cotoneaster dammeri)	1,340	3"

TOTAL EXPECTED TREE CANOPY COVERAGE PROVIDED 15,783 ÷ 40,166 = (30.9%)
THERE ARE NO EXISTING SITE TREES
SITE AREA = 40,166 S.F. X 30% TREE CANOPY = 12,049.8 S.F. MINIMUM TREE CANOPY AREA REQUIRED
SOURCE FOR EXPECTED TREE CANOPY DIAMETER: SIZE CATEGORY AS PER CITY OF PORTLAND "TREE AND LANDSCAPE MANUAL"

TOTAL SQUARE FOOTAGE OF THE NEW IMPERVIOUS AREA (PARKING LOT) = 12,845 SQ. FT.

GENERAL PLANTING NOTES

1 ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF SHERWOOD STANDARDS AND THE OREGON UNIFORM BUILDING CODES.

2 INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF SHERWOOD STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION

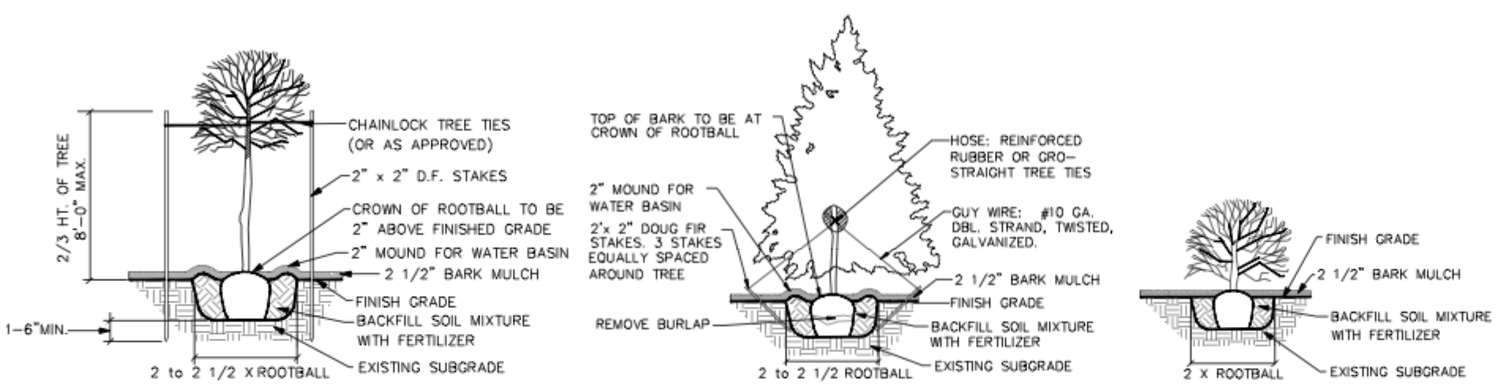
3 MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.

4 REMOVE EXISTING PLANTING BED SOILS AND REPLACE AND/OR AMEND SOILS IN BEDS IN ACCORDANCE WITH LANDSCAPE PLANS AND SPECIFICATIONS

5 PLANT MATERIAL INSTALLED SHALL CONFORM IN SIZE AND GRADE TO THE "AMERICAN STANDARD FOR NURSERY STOCK" CURRENT EDITION.

6 THE QUANTITIES OF PLANT MATERIALS SHALL BE AS DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFIED SPACING OR LOCATION ON THE PLAN. MATERIAL QUANTITIES SHOWN ON PLAN ARE FOR CONTRACTOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. SURPLUS OR SHORTAGES OF PLANT QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7 LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS FOR THE DURATION OF 365 DAY WARRANTY PERIOD AFTER INSTALLATION AND GUARANTEE ALL PLANTINGS TO BE ALIVE AND IN SATISFACTORY HEALTH.



PLANTING DETAILS

PLANT LEGEND:

TREES

SYMBOL	#	PLANT SPECIES	SIZE
	(5x)	RED MAPLE (Acer rubrum)	2" CAL.
	(3x)	DOUGLAS FIR (Pseudotsuga menziesii)	6' HEIGHT
	(5x)	DEODAR CEDAR (Cedrus deodara)	6' HEIGHT

SHRUBS

SYMBOL	#	PLANT SPECIES	SIZE	SPACING
	(10x)	VINE MAPLE (Acer circinatum)	5' - 6' HEIGHT	72" O.C.
	(10x)	GLOSSY ABELIA (Abelia x grandiflora)	2 GAL.	30" O.C.
	(21x)	MOCK ORANGE (Philadelphus lewisii)	2 GAL.	36" O.C.
	(13x)	'Regent' SERVICEBERRY (Amelanchier alnifolia)	5' HIGHT	60" O.C.
	(18x)	JAPANESE SPIREA (Spiraea japonica)	2 GAL.	36" O.C.
	(9x)	MUGO PINE (Pinus mugo)	2 GAL.	48" O.C.
	(5x)	RHODODENDRON (Azalea)	2 GAL.	30" O.C.
	(4x)	PORCUPINE GRASS (Miscanthus sinensis)	1 GAL.	60" O.C.

GOUND COVER

SYMBOL	#	PLANT SPECIES	SIZE	SPACING
	(1,340x)	BEARBERRY COTONEASTER (Cotoneaster dammeri)	1 GAL.	3" O.C.

NO.	DESCRIPTION	BY	DATE

LANDSCAPE PLAN

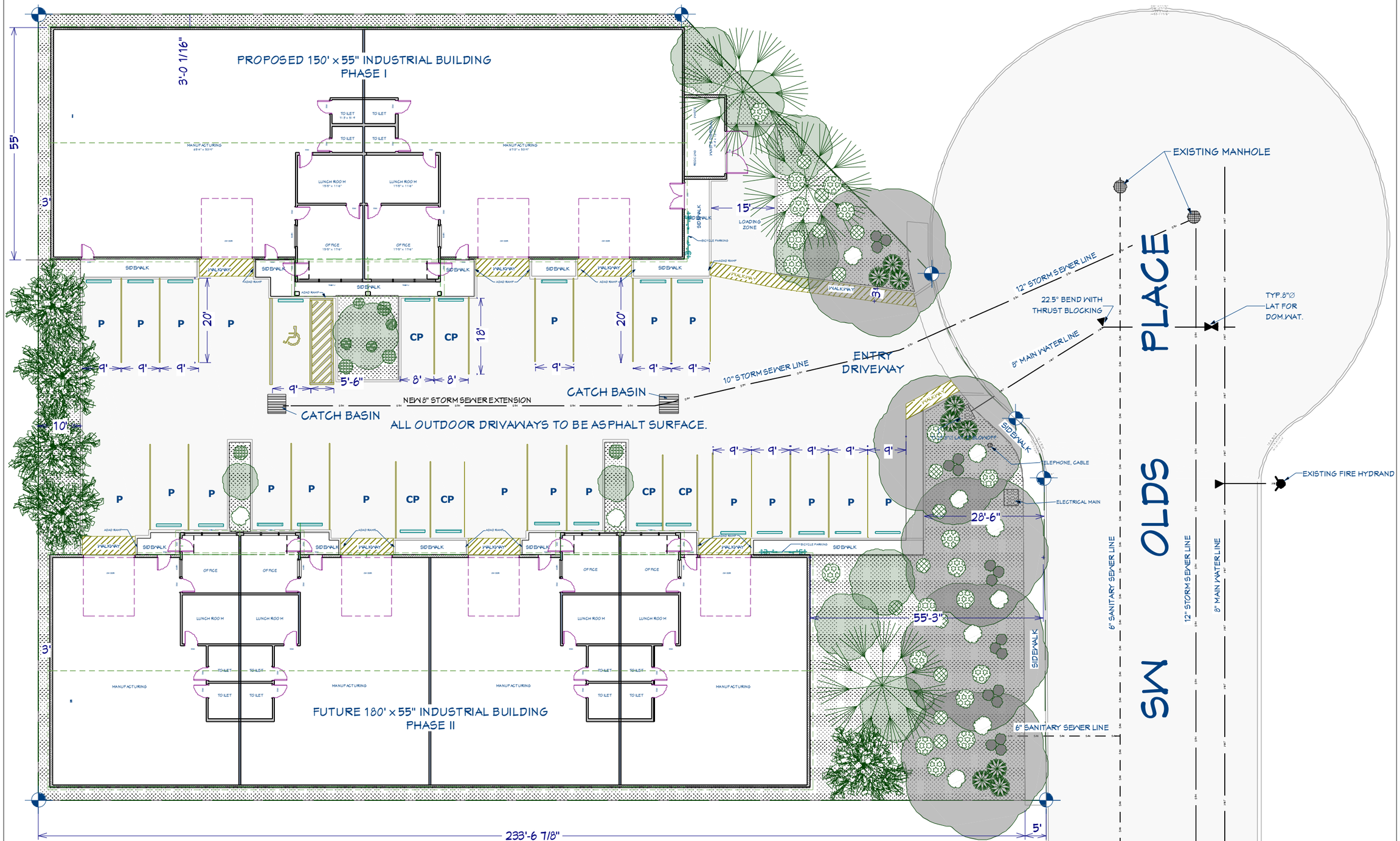
PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE: 3/16/16

SCALE:

SHEET: LP-6



LANDSCAPE PLAN, PHASE II

1/12" = 1'-0"'

NO.	DESCRIPTION	BY	DATE

LANDSCAPE PLAN
PHASE II

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrouss@yahoo.com

DATE:
3/16/16

SCALE:

SHEET:
LP-7

ORTHOGRAPHIC LANDSCAPE VIEW

PHASE I

NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

LANDSCAPING
ORTHO. VEW

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrouse@yahoo.com

DATE:
3/16/16

SCALE:

SHEET:
LP-8

LANDSCAPE FRONT ELEVATION

PHASE 1

NOT TO SCALE

LANDSCAPE RIGHT ELEVATION

PHASE 1

NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

LANDSCAPE ELEVATIONS

PROJECT DESCRIPTION:

NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE:

3/16/16

SCALE:

SHEET:

LP-9

LANDSCAPE REAR ELEVATION

PHASE I

NOT TO SCALE

LANDSCAPE LEFT ELEVATION

PHASE I

NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

LANDSCAPE ELEVATIONS

PROJECT DESCRIPTION:

NEW INDUSTRIAL BUILDING FOR DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 S/V Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchroust@yahoo.com

DATE:

3/16/16

SCALE:

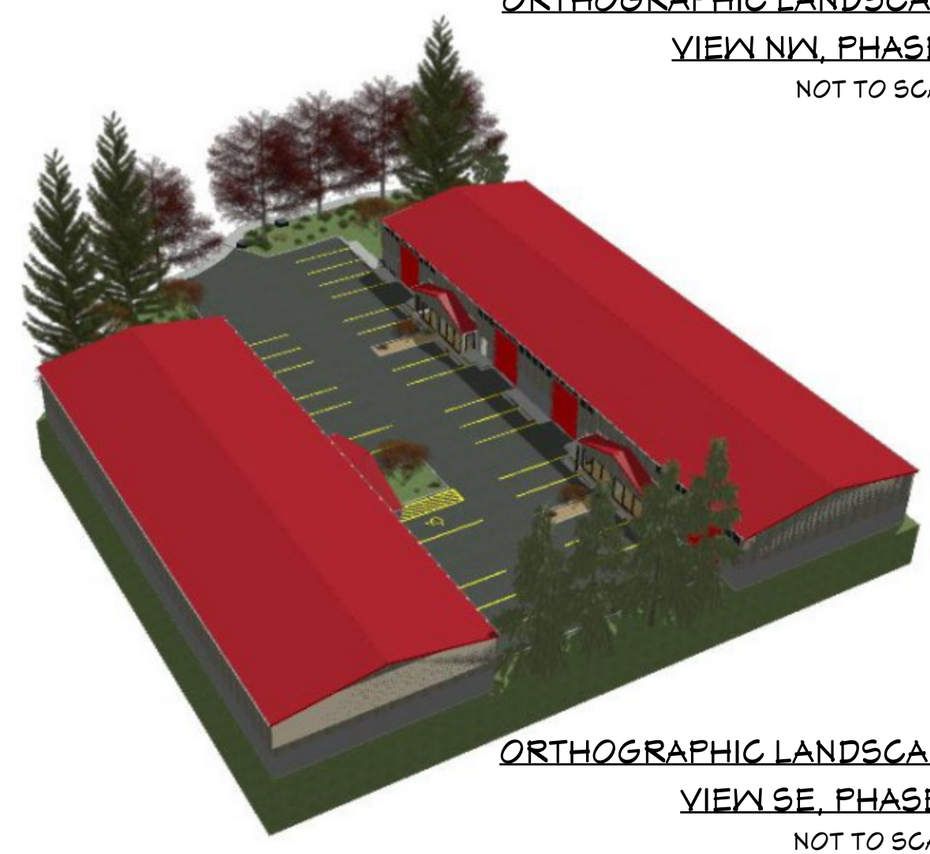
SHEET:

LP-10

ORTHOGRAPHIC LANDSCAPE
VIEW SW, PHASE II
NOT TO SCALE

ORTHOGRAPHIC LANDSCAPE
VIEW NW, PHASE II
NOT TO SCALE

ORTHOGRAPHIC LANDSCAPE
VIEW NE, PHASE II
NOT TO SCALE



ORTHOGRAPHIC LANDSCAPE
VIEW SE, PHASE II
NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

ORTHOGRAPHIC
LANDSCAPE VIEWS
PHASE II

PROJECT DESCRIPTION:
NEW INDUSTRIAL BUILDING FOR
DEPENDABLE SPRING CO.

DESIGNED BY:
MCHM Design
1545 SW Gilson Court
McMinnville, Oregon 97128
Phone: 503-472-8301
e-mail: mchrous@yahoo.com

DATE:
3/16/16

SCALE:

SHEET:
LP-11