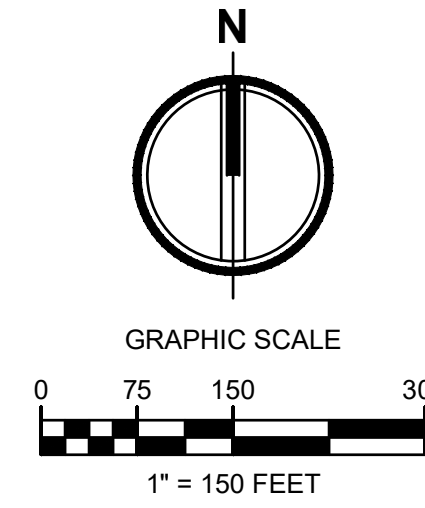
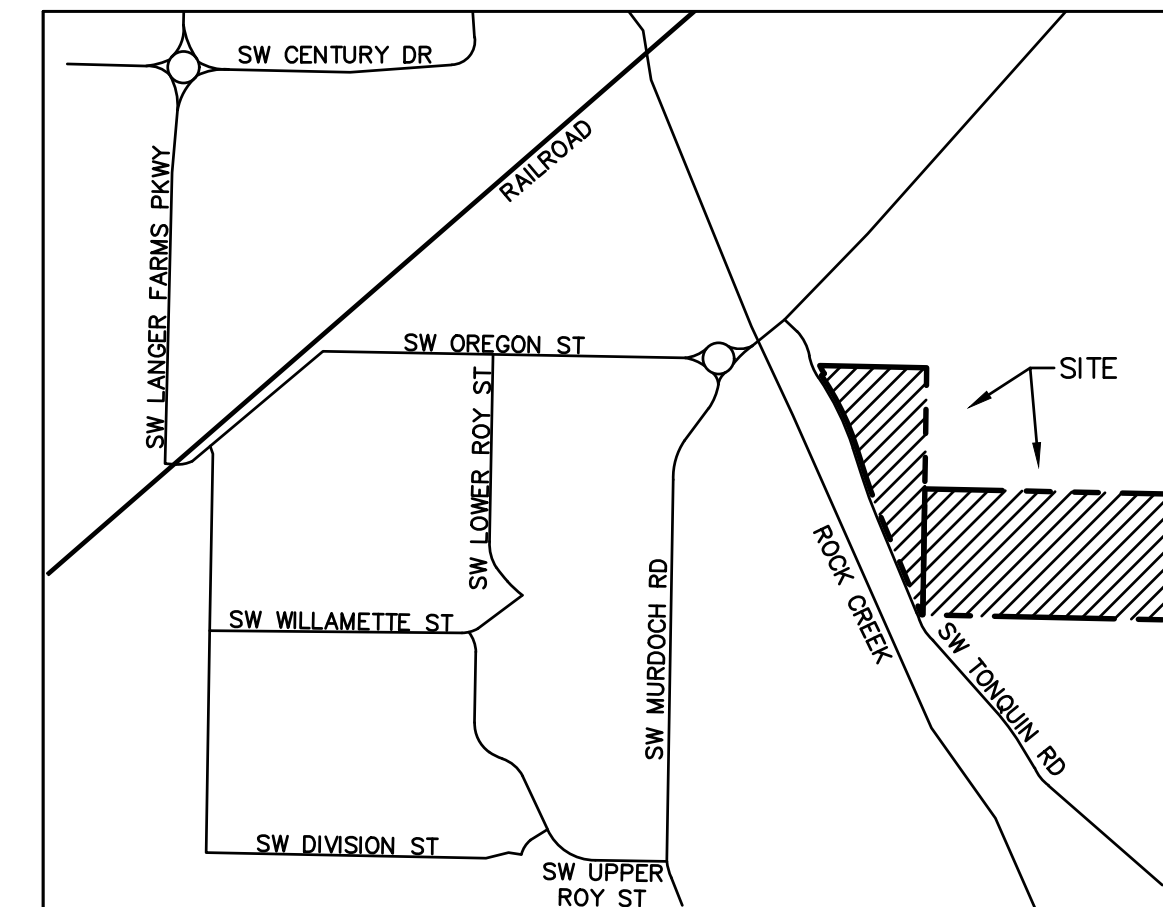


# ROCK CREEK INDUSTRIAL

A PORTION OF THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 02 S., RGE. 01 W., W.M.,  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.



## VICINITY MAP



## ROCK CREEK INDUSTRIAL

Client:  
**PANATTONI DEVELOPMENT COMPANY, LLC**

1821 DOCK STREET, SUITE 100  
TACOMA, WA 98402

MS BRENDA FODGE

Project No.

2230336.10

Issue Set & Date:

## SITE PLAN REVIEW

1/8/2024



EXPIRATION DATE: 12/31/2025

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## LEGAL DESCRIPTION

PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JULY 28, 2023, COMMITMENT NUMBER NCS-1178128-WA1:

PARCEL I (TAX PARCEL NUMBER 2S1330000400):  
THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL II:  
TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 17, 1975 IN BOOK 1044, PAGE 547, RECORDS OF WASHINGTON COUNTY OREGON.

PARCEL III (TAX PARCEL NUMBER 2S133B00100):  
ALL OF THAT CERTAIN TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF COUNTY ROAD NO. 1260, ALSO KNOWN AS S.W. TONQUIN ROAD;

EXCEPTING THEREFROM THAT PORTION DEDICATED TO THE PUBLIC RECORDED JANUARY 26, 1971 IN BOOK 804, PAGE 898, RECORDS OF WASHINGTON COUNTY, OREGON;

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON FOR PUBLIC ROADWAY BY DEDICATION DEED RECORDED OCTOBER 7, 2002, RECORDING NO. 2002-116985.

## VERTICAL DATUM

NGVD29  
HOLDING WASHINGTON COUNTY BENCHMARK #39  
PUBLISHED ELEVATION=210.23

## BASIS OF BEARING

NAD 1983/11  
OREGON STATE PLANE NORTH ZONE (3601), BASED ON GPS OBSERVATIONS USING ORGN AND GEOID 2012B. A LINE BETWEEN THE NW CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M. AND THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°58'59" WEST, 2623.04 FEET. UNITS OF MEASUREMENT ARE INTERNATIONAL FEET.

## Sheet List Table

Sheet Number	Sheet Title
C0.1	COVER SHEET
C0.2	EXISTING CONDITIONS
C1.0	PRELIMINARY SITE PLAN
C1.1	PRELIMINARY GRADING AND EROSION CONTROL PLAN
C1.2	PRELIMINARY DRAINAGE PLAN
C1.3	PRELIMINARY WATER AND SEWER PLAN

Designed by: BB/EB Drawn by: TS/EB Checked by: BB

Sheet No.

# C0.1

1 of 6 Sheets

## CLIENT

PANATTONI DEVELOPMENT COMPANY, LLC  
1821 DOCK ST, SUITE 100  
TACOMA, WA 98402  
CONTACT: BRENDA FODGE  
PH: (206) 248-0284  
CELL: (253) 307-7635

## GEOTECH ENGINEER

TERRA ASSOCIATES  
12220 113TH AVE NE, SUITE 130  
KIRKLAND, WA 98034  
PH: (425) 821-7777  
CONTACT: TED SCHEPPER, P.E.

## ARCHITECT

TWINSTEPS ARCHITECTURE  
1201 3RD AVE, 22ND FLOOR  
SEATTLE, WA 98101  
CONTACT: MIKE SNYDER  
PH: (206) 567-7712  
CELL: (206) 558-2236

## SURVEYOR

AHBL  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH: (253) 383-2422  
FAX: (253) 383-2572  
CONTACT: DAVID FOLLANSBEE, P.L.S.

## CIVIL ENGINEER

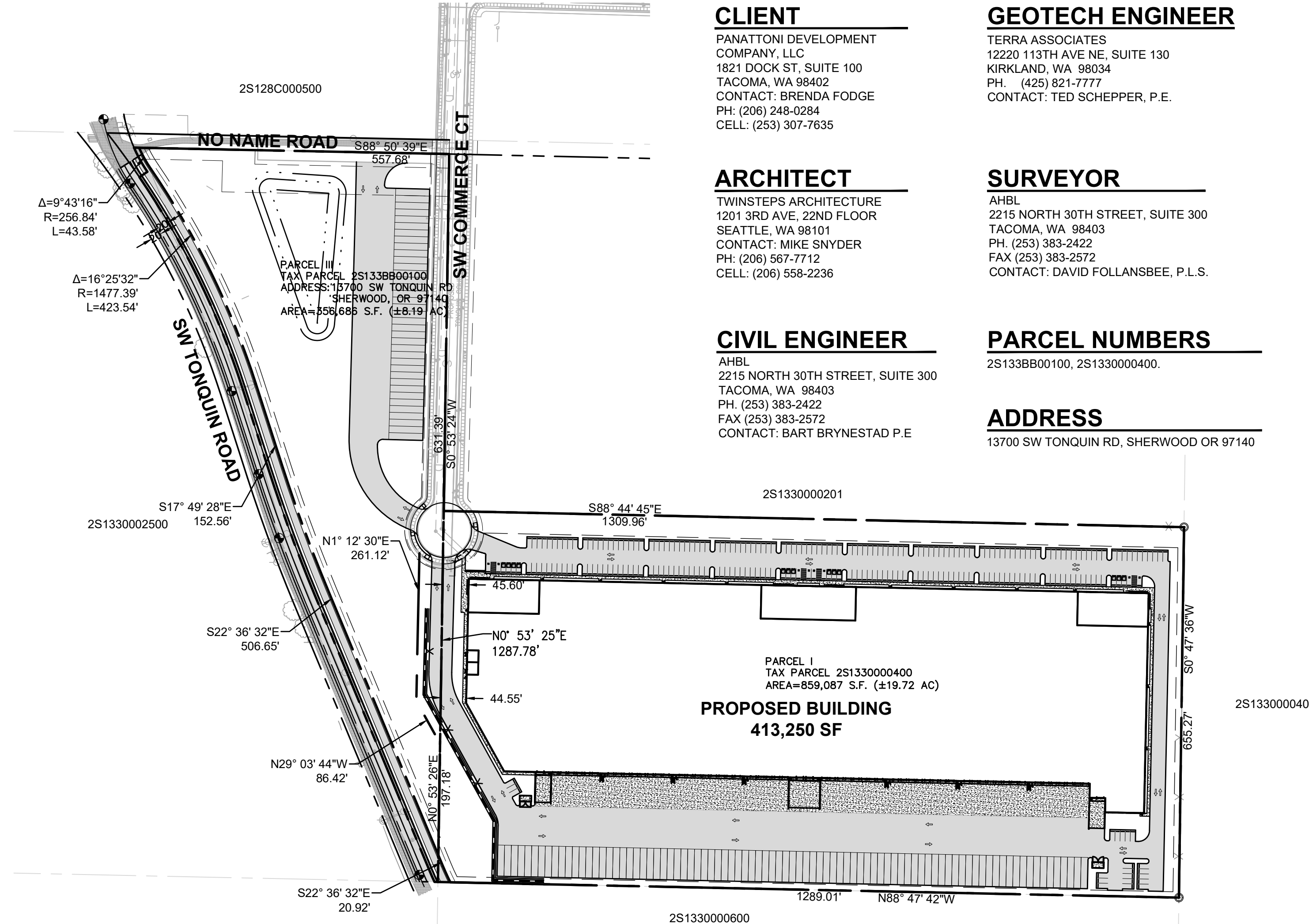
AHBL  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH: (253) 383-2422  
FAX: (253) 383-2572  
CONTACT: BART BRYNESTAD P.E.

## PARCEL NUMBERS

2S133BB00100, 2S1330000400.

## ADDRESS

13700 SW TONQUIN RD, SHERWOOD OR 97140



## TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

## UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

## FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

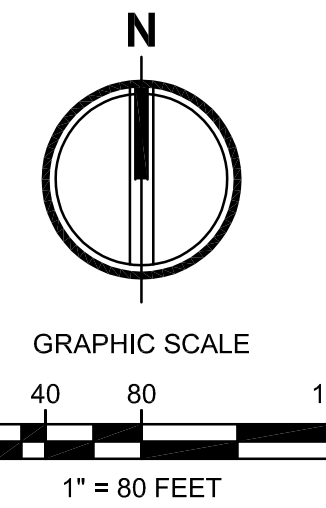


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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

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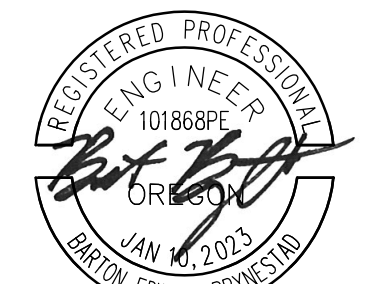
MS BRENDA FODGE

Project No.  
2230336.10

Issue Set & Date:

**SITE PLAN REVIEW**

1/8/2024



EXPIRATION DATE: 12/31/2025

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- Revisions:

Sheet Title:  
**PRELIMINARY SITE PLAN**

Designed by: BB/EB Drawn by: TS/EB Checked by: BB

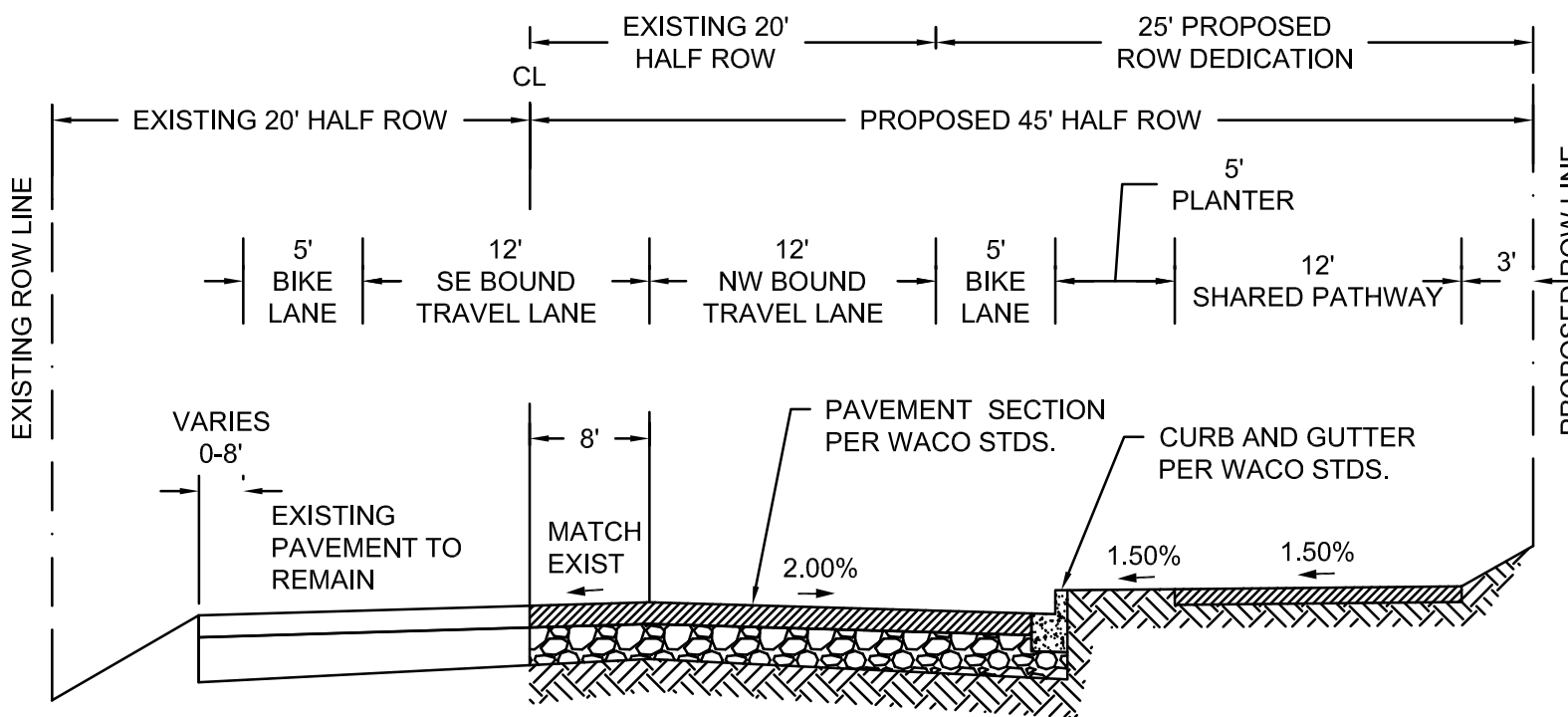
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**C1.0**

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## LEGEND

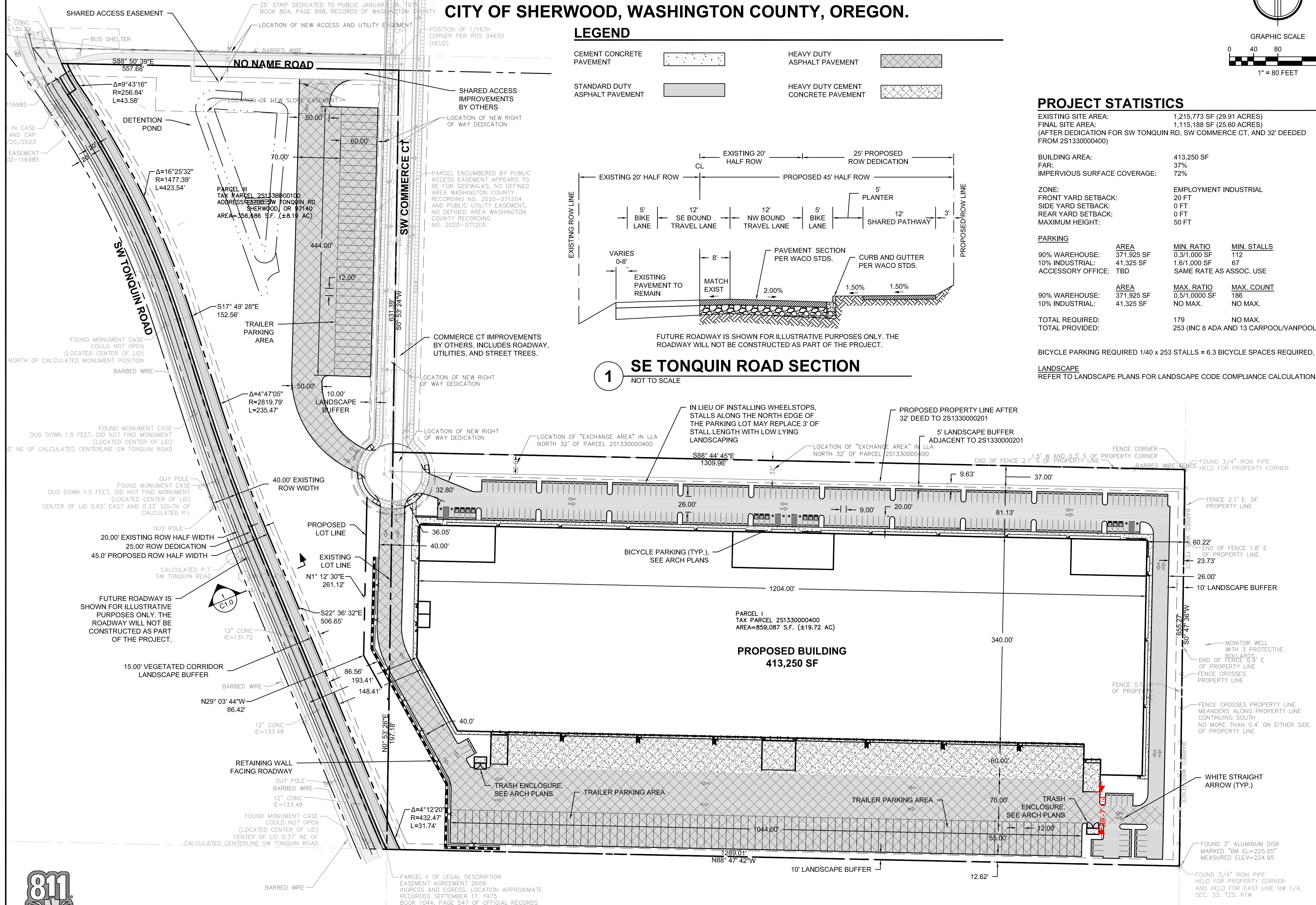
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STANDARD DUTY ASPHALT PAVEMENT		HEAVY DUTY CEMENT CONCRETE PAVEMENT	



FUTURE ROADWAY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE ROADWAY WILL NOT BE CONSTRUCTED AS PART OF THE PROJECT.

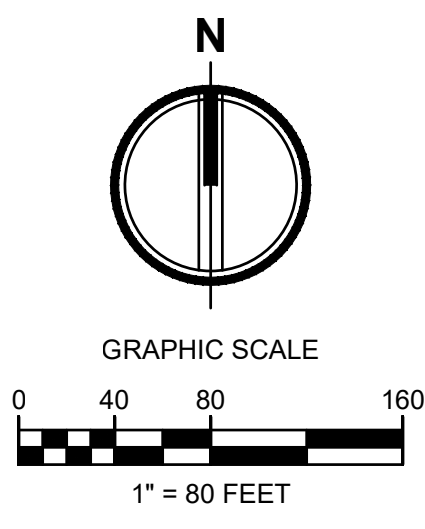
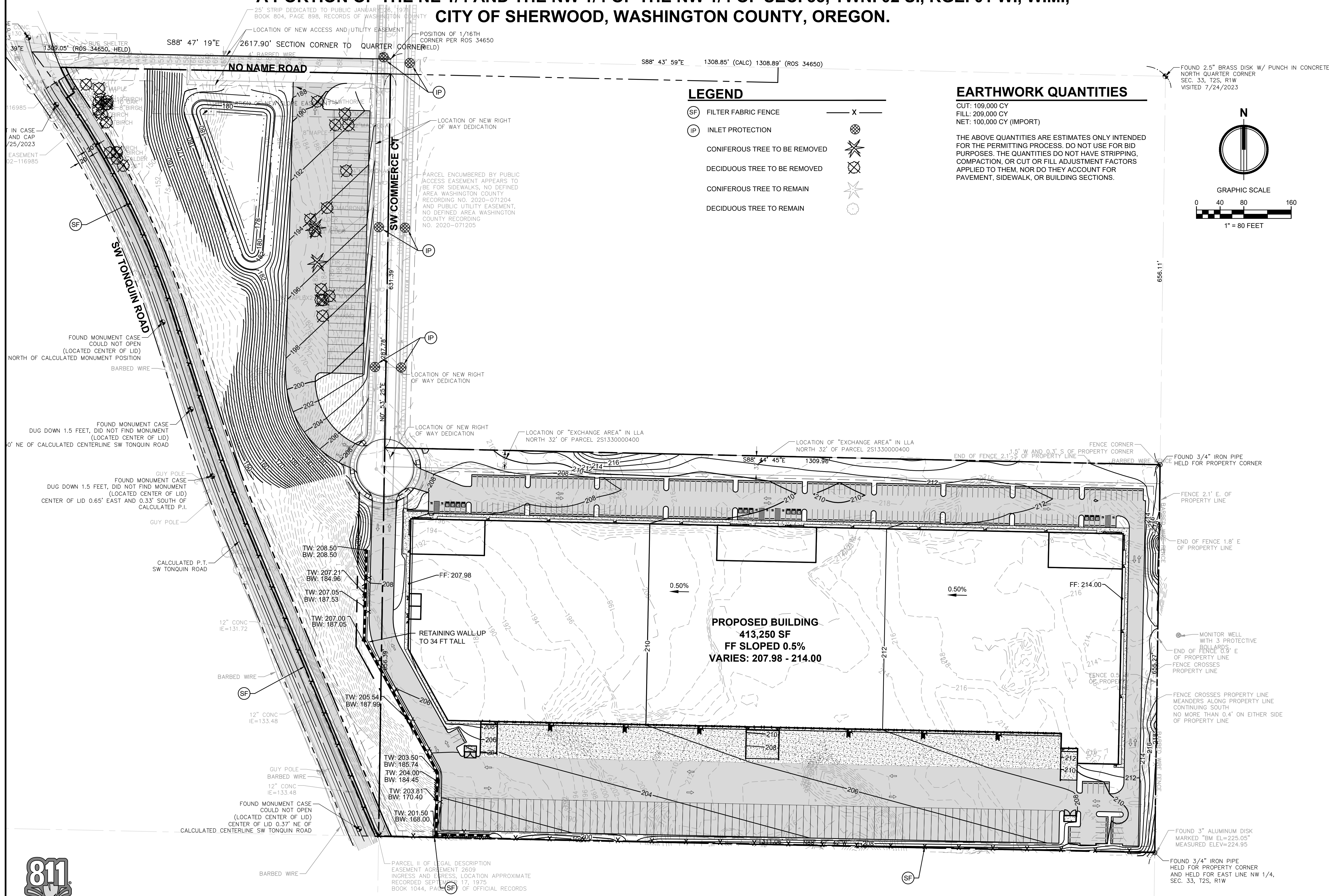
## 1 SE TONQUIN ROAD SECTION

NOT TO SCALE



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**Sheet Title:**  
**PRELIMINARY GRADING AND EROSION CONTROL PLAN**

**Designed by:** BB/EB    **Drawn by:** TS/EB    **Checked by:** BB

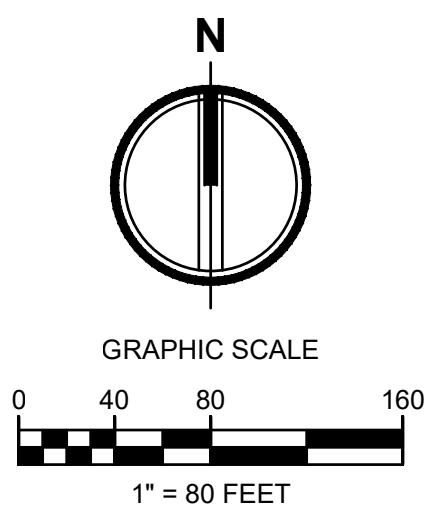
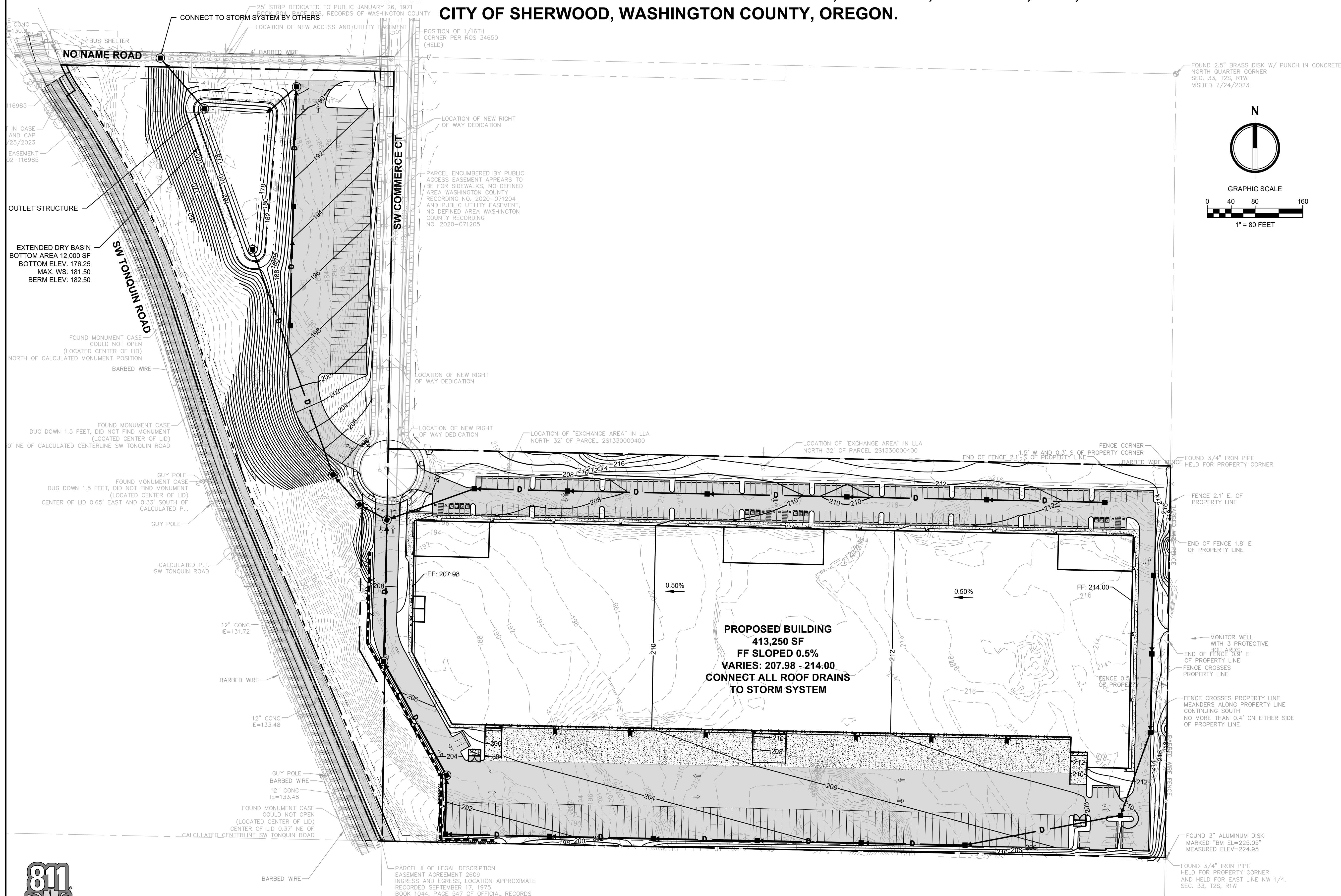
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 4 of 6 Sheets



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**Sheet Title:**  
**PRELIMINARY DRAINAGE PLAN**

**Designed by:** BB/EB **Drawn by:** TS/EB **Checked by:** BB

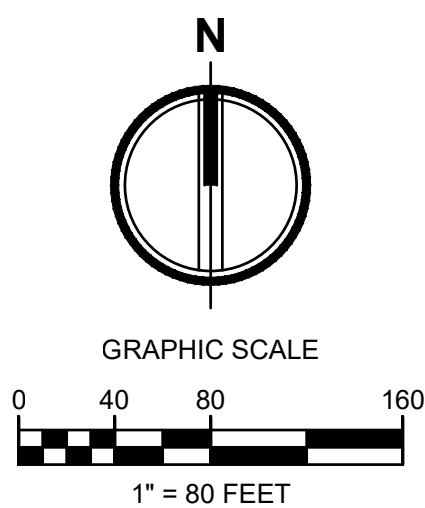
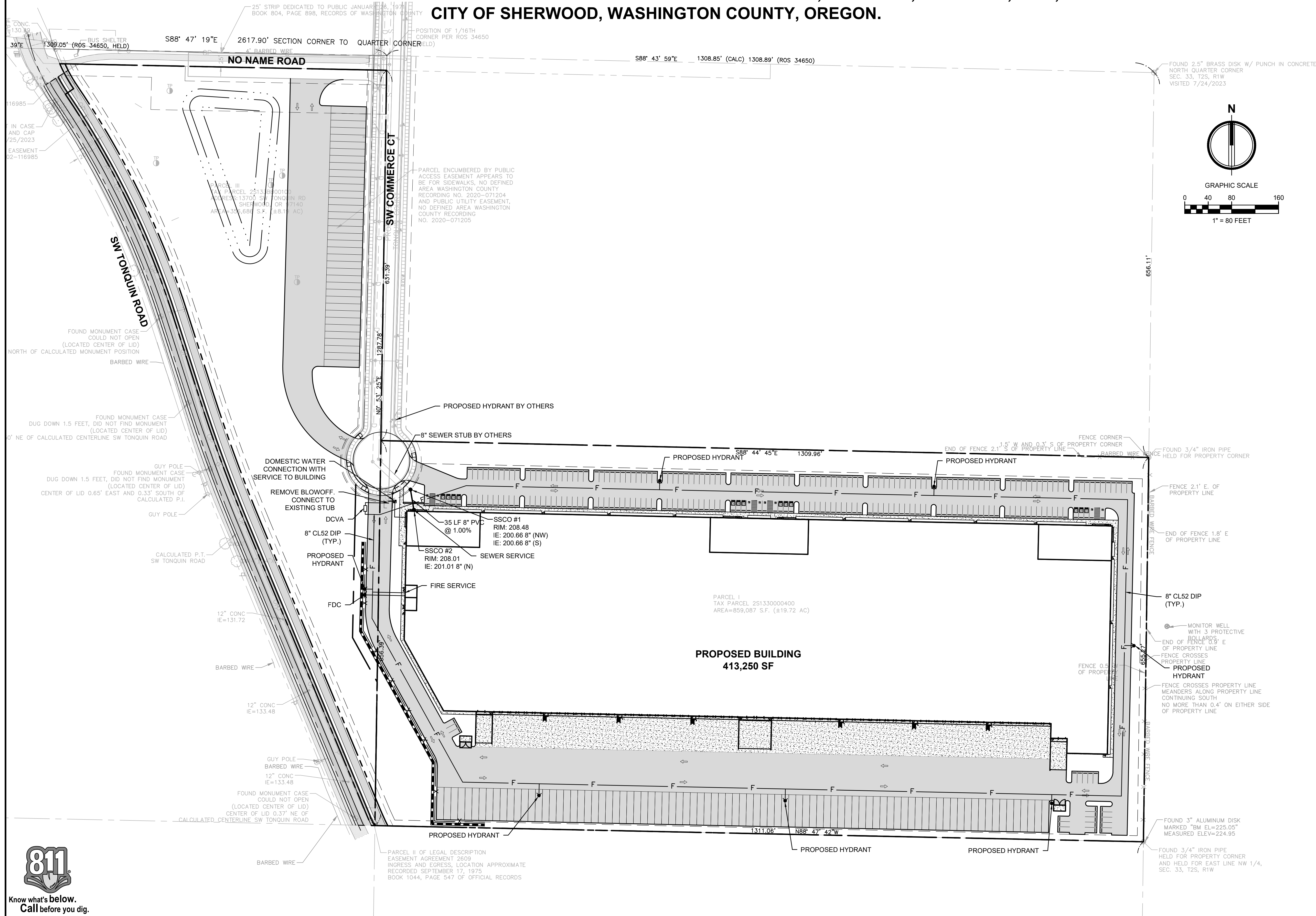
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**C1.2**  
5 of 6 Sheets



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- Revisions:**

**Sheet Title:**  
PRELIMINARY WATER AND SEWER PLAN

**Designed by:** BB/EB **Drawn by:** TS/EB **Checked by:** BB

**Sheet No.:**

**C1.3**  
6 of 6 Sheets

