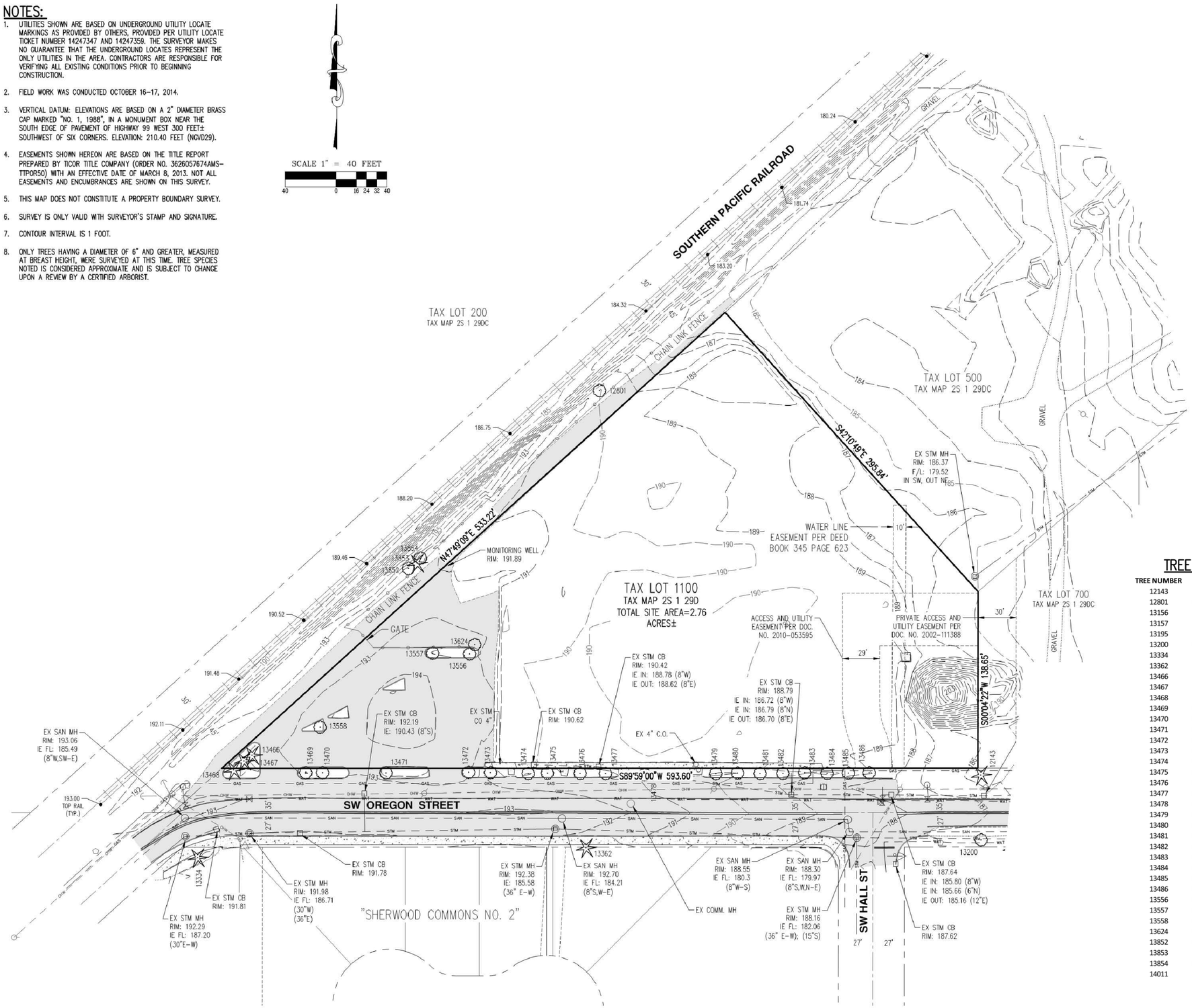
NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 14247347 AND 14247359. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED OCTOBER 16–17, 2014.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP MARKED "NO. 1, 1988", IN A MONUMENT BOX NEAR THE SOUTH EDGE OF PAVEMENT OF HIGHWAY 99 WEST 300 FEET± SOUTHWEST OF SIX CORNERS. ELEVATION: 210.40 FEET (NGVD29).
4. EASEMENTS SHOWN HEREON ARE BASED ON THE TITLE REPORT PREPARED BY TICOR TITLE COMPANY (ORDER NO. 3626057674AMS-TTPOR50) WITH AN EFFECTIVE DATE OF MARCH 8, 2013. NOT ALL EASEMENTS AND ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
5. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
6. SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
7. CONTOUR INTERVAL IS 1 FOOT.
8. ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME. TREE SPECIES NOTED IS CONSIDERED APPROXIMATE AND IS SUBJECT TO CHANGE UPON A REVIEW BY A CERTIFIED ARBORIST.



TREE TABLE

TREE NUMBER	SPECIES	DBH (IN.)
12143	CONIFER	14
12801	DECIDUOUS	9,15
13156	CONIFER	11
13157	CONIFER	18
13195	CONIFER	18
13200	DECIDUOUS	7,8
13334	CONIFER	44
13362	CONIFER	44
13466	CONIFER	15
13467	CONIFER	18
13468	CONIFER	14
13469	DECIDUOUS	11
13470	DECIDUOUS	8
13471	DECIDUOUS	11
13472	DECIDUOUS	8
13473	DECIDUOUS	8
13474	DECIDUOUS	8
13475	DECIDUOUS	8
13476	DECIDUOUS	10
13477	DECIDUOUS	10
13478	DECIDUOUS	9
13479	DECIDUOUS	9
13480	DECIDUOUS	10
13481	DECIDUOUS	8
13482	DECIDUOUS	11
13483	DECIDUOUS	11
13484	DECIDUOUS	12
13485	DECIDUOUS	10
13486	DECIDUOUS	12
13556	DECIDUOUS	6,6,6,7
13557	DECIDUOUS	6
13558	DECIDUOUS	8
13624	DECIDUOUS	6,6,7,8
13852	DECIDUOUS	8,8
13853	CONIFER	7
13854	DECIDUOUS	7,9
14011	CONIFER	32

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AKS
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE

15104 OREGON STREET

SHERWOOD OREGON
TAX LOT 800 WASHINGTON COUNTY TAX MAP 2S 1 29DC

EXISTING CONDITIONS PLAN

DESIGNED BY:	MSK
DRAWN BY:	MSK
CHECKED BY:	NSW/TGL
SCALE:	AS NOTED
DATE:	11/06/2014

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 16, 1987 THEODORE G. LAMBERT 2294
RENEWS: 12/31/14

REVISIONS

JOB NUMBER
4260

SHEET
1

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SHEPARD BROTHERS MANAGEMENT

2830 NW 29TH AVE
PORTLAND, OR 97210

ZENPORT INDUSTRIAL PARK
BUILDING NO. 1

15104 SW OREGON STREET
SHERWOOD, OR 97140

SITE PLAN REVIEW SET

REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	----
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:
C100

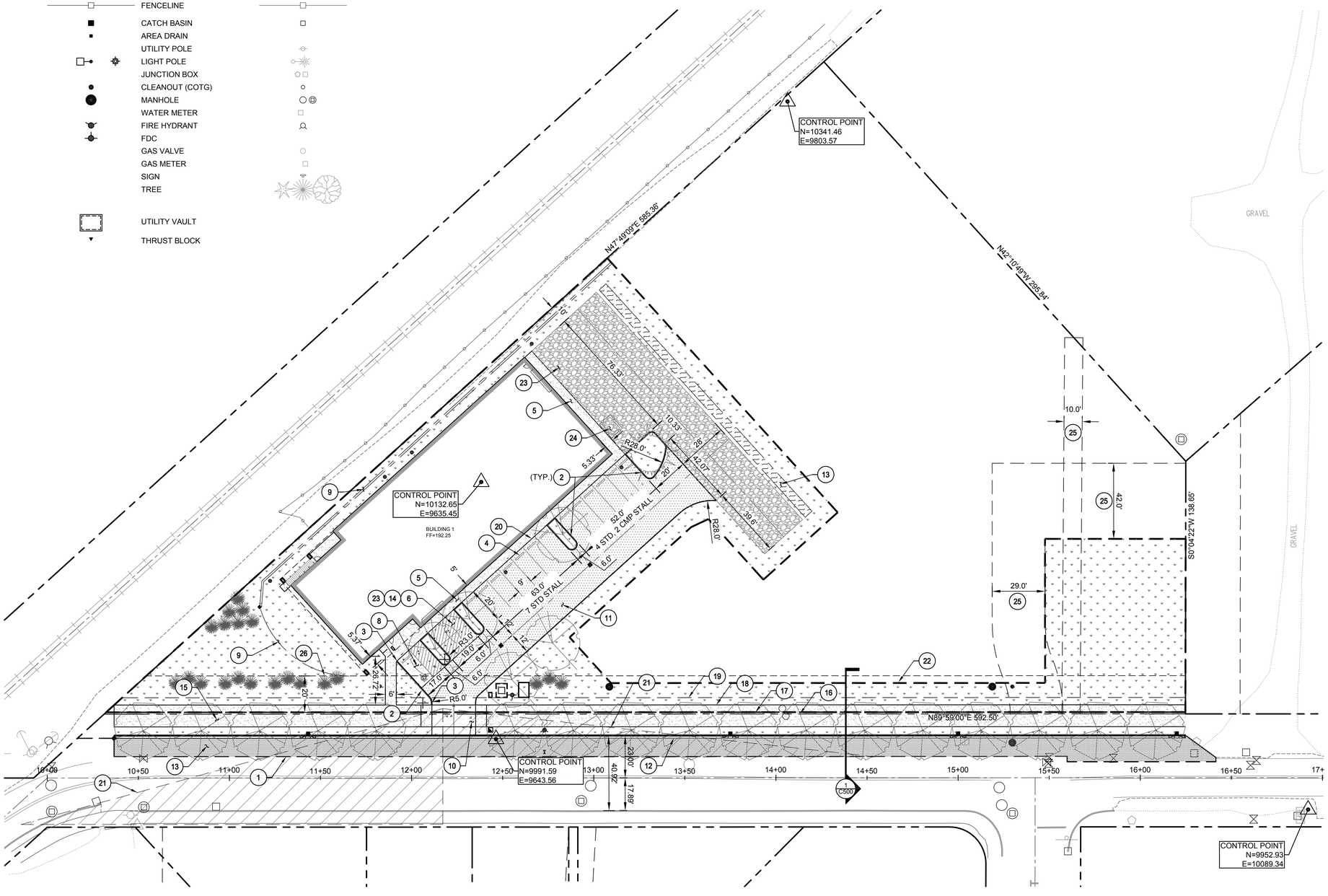
File: P:\2015\15-0312 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-0312_C100_EXCON.dwg TAB:C100
Plotted: 3/28/16 at 4:55pm By: FCE-CIV-1

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SD	STORM DRAIN	STM
S	SANITARY SEWER	SAN
W	WATER MAIN	WAT
G	GAS MAIN	GAS
	OVERHEAD WIRE	OHW
FD	FOUNDATION DRAIN	
FP	FIRE PROTECTION	
	RAILROAD TRACKS	
	FENCELINE	
	CATCH BASIN	
	AREA DRAIN	
	UTILITY POLE	
	LIGHT POLE	
	JUNCTION BOX	
	CLEANOUT (COTG)	
	MANHOLE	
	WATER METER	
	FIRE HYDRANT	
	FDC	
	GAS VALVE	
	GAS METER	
	SIGN	
	TREE	
	UTILITY VAULT	
	THRUST BLOCK	

SITE DATA

TOTAL TAX LOT AREA	117,069 SF	(2.68 AC)
TOTAL PROJECT SITE AREA	63,870 SF	(1.46 AC)
BUILDING 1 FOOTPRINT	12,941 SF	(20.26%)
PARKING / DRIVE / LOADING AREA	19,670 SF	(30.80%)
LANDSCAPE AREA	31,258 SF	(48.94%)



SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL X/C5.X.

(X) KEY NOTES

1. SAWCUT LINE
2. STANDARD CURB — X/C5.X
3. CURB ENDING — X/C5.X
4. WHEEL STOP — X/C5.X
5. CONCRETE SIDEWALK — X/C5.X
6. HEAVY CONCRETE — X/C5.X
7. ASPHALT PAVEMENT — X/C5.X
8. ADA PARKING STALLS — X/C5.X
9. SWALE — X/C5.X
10. DRIVEWAY — X/C5.X
11. HEAVY ASPHALT — X/C5.X
12. CURB AND GUTTER — X/C5.X
13. VEGETATED FILTER STRIP — X/C5.X
14. STRIPING — X/C5.X
15. 12' CEDAR CREEK TRAIL — X/C5.X
16. OLD PROPERTY LINE
17. NEW PROPERTY LINE (1' DEDICATION)
18. 4' SIDEWALK EASEMENT
19. 8' PUBLIC UTILITY EASEMENT
20. EDGE OF ASPHALT
21. SITE DISTANCE TRIANGLE (240LF)
22. ONSITE PROJECT LIMITS
23. LOADING ZONE
24. FENCE AND RECYCLE AREA. PER ARCHITECTURAL PLANS
25. EXISTING EASEMENT
26. 20' BUILDING SETBACK

SHEET LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK — X/C5.X
- HEAVY CONCRETE PAVEMENT — X/C5.X
- STANDARD ASPHALT PAVEMENT — X/C5.X
- HEAVY ASPHALT PAVEMENT — X/C5.X
- COMPACTED GRAVEL SURFACE — X/C5.X
- VEGETATED FILTER STRIP — X/C5.X
- LANDSCAPE. SEE LANDSCAPE PLANS

SCALE 1 INCH = 30 FEET

30 0 30 60

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REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 2, 2010 EVAN M. EYKELBOSCH

RENEWS: 12/31/

SHEPARD BROTHERS MANAGEMENT

2830 NW 29TH AVE
PORTLAND, OR 97210

ZENPORT INDUSTRIAL PARK
BUILDING NO. 1

15104 SW OREGON STREET
SHERWOOD, OR 97140

SITE PLAN REVIEW SET

REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	----
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C200

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C200_SITE.dwg TAB:C200
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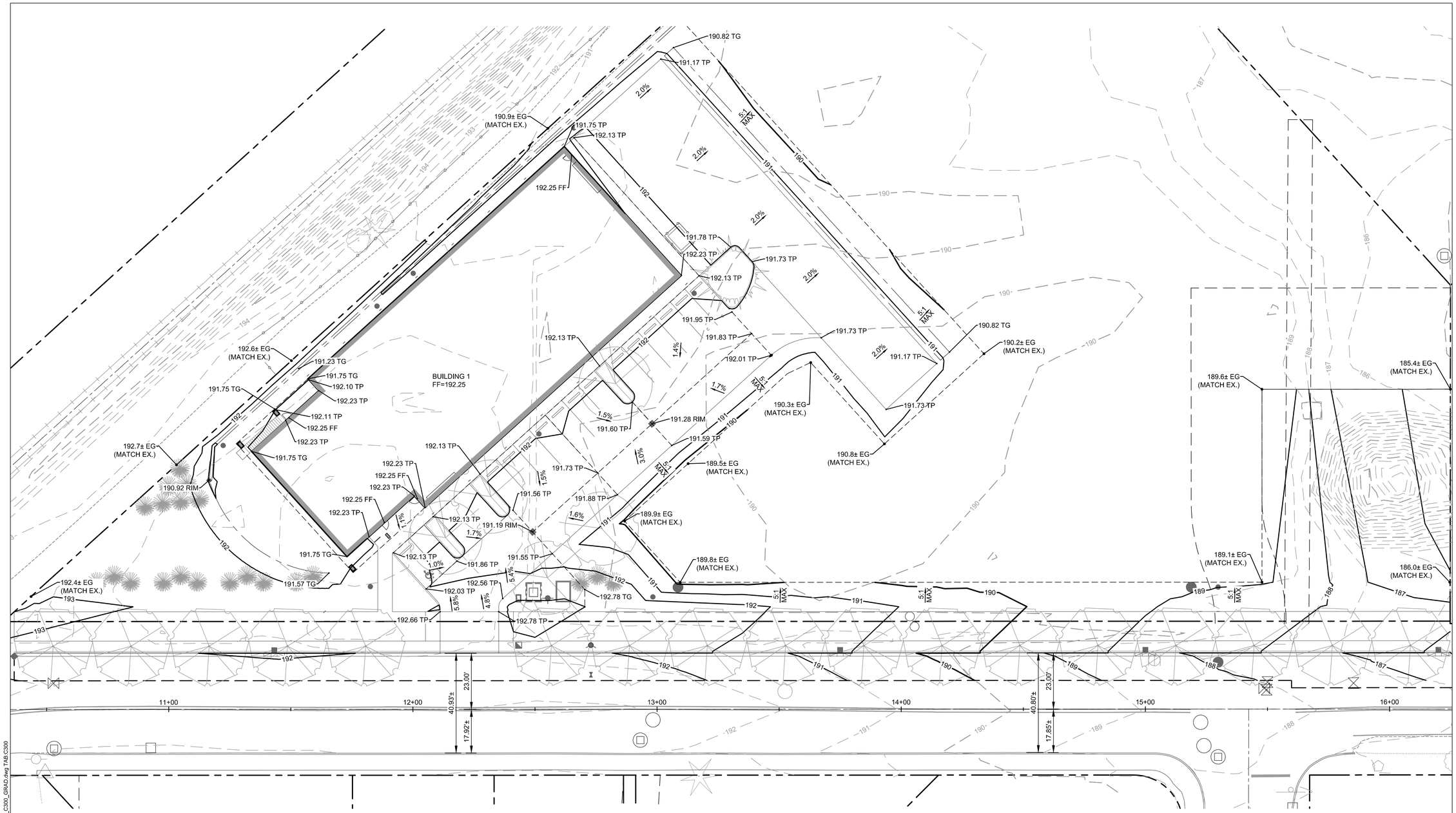

SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
5. GRADING OUTSIDE DOOR = FF ELEV. MINUS 0.02'. SLOPE PORCH/PATIO 2.0% AWAY FROM BLDG.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT

SHEET LEGEND

VFS	VEGETATED FILTER STRIP (X / CS.X)
	DRAINAGE FLOW DIRECTION
	GRADE BREAK
49	EX. CONTOUR MINOR
50	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)
	CONVEYANCE SWALE

SCALE 1 INCH = 20 FEET

20 0 20 40

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REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 2, 2000 EVAN M. EYKELBOSCH

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SHEPARD BROTHERS MANAGEMENT

2830 NW 29TH AVE
PORTLAND, OR 97210

ZENPORT INDUSTRIAL PARK BUILDING NO. 1

15104 SW OREGON STREET
SHERWOOD, OR 97140

SITE PLAN REVIEW SET

REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	----
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C300

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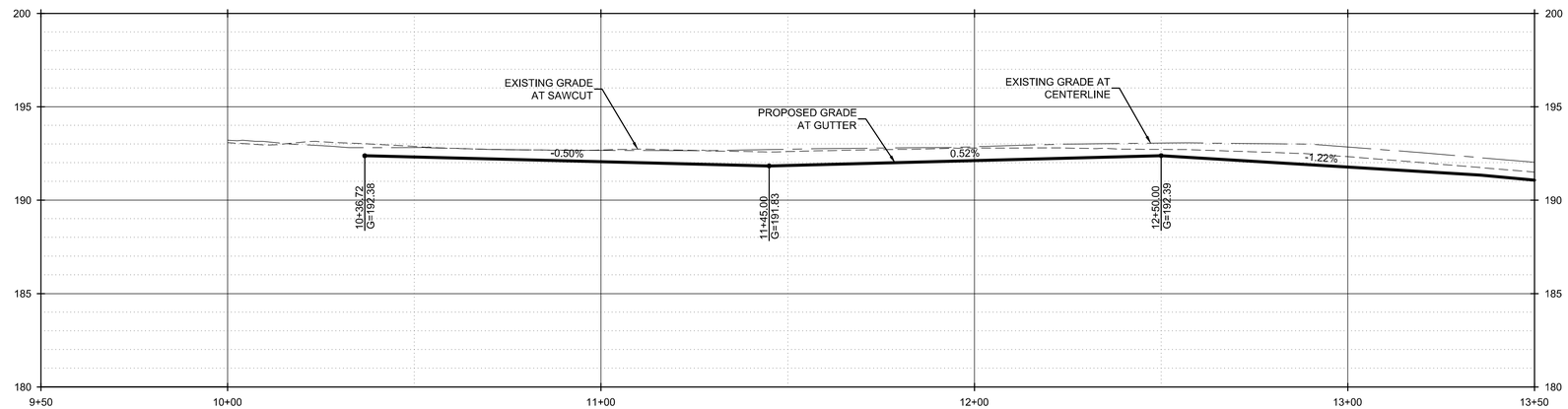
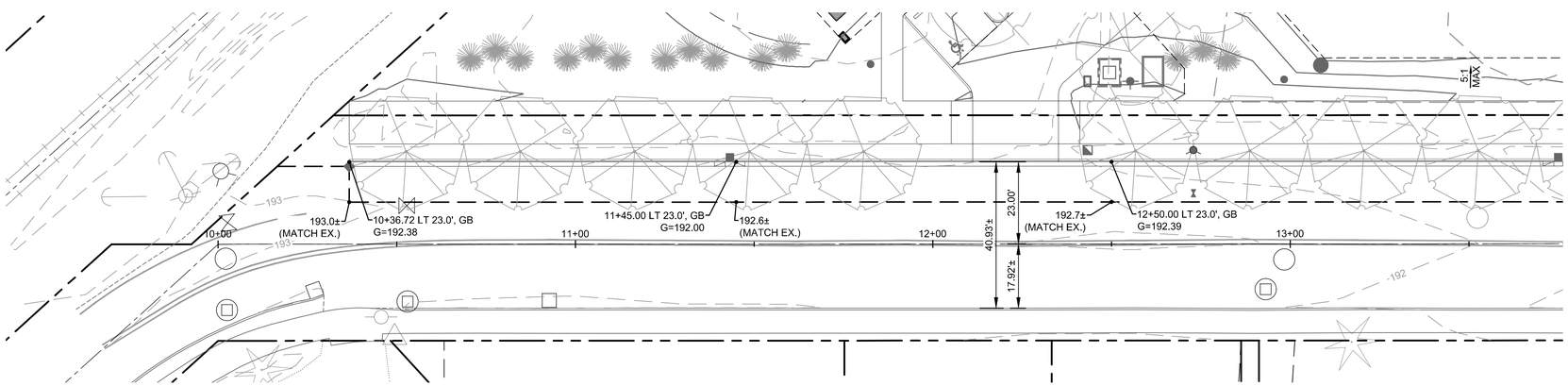


PROFILE - SW OREGON STREET

SCALE: HORZ: 1" = 20'
VERT: 1" = 4'



PLAN - SW OREGON STREET

SCALE: 1" = 20'

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SHEPARD BROTHERS MANAGEMENT

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ZENPORT INDUSTRIAL PARK
BUILDING NO. 1

15104 SW OREGON STREET
SHERWOOD, OR 97140

SITE PLAN REVIEW SET

REV	DATE	ISSUE TITLE

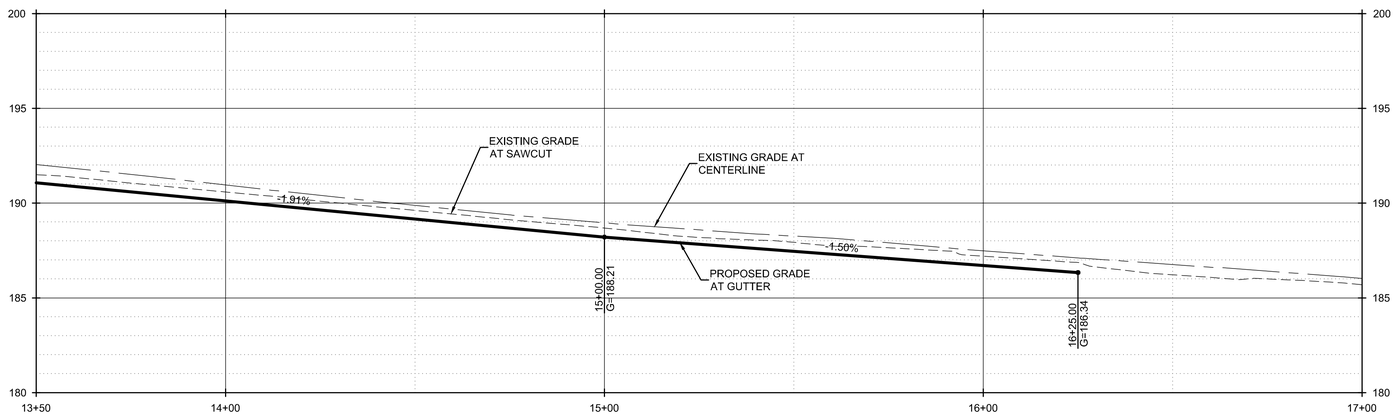
PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	---
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
OREGON STREET PLAN AND PROFILE

SHEET NUMBER:
C301

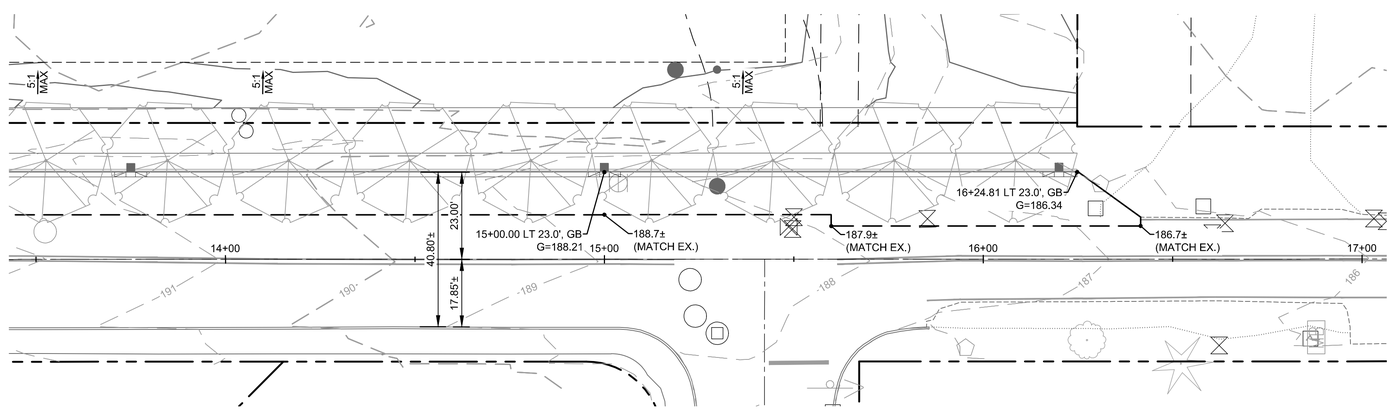
File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C300_GRAD.dwg TAB:C301

Plotted: 3/28/16 at 4:57pm By: FCE-CIV-1



PROFILE - SW OREGON STREET

SCALE: HORZ: 1" = 20'
VERT: 1" = 4'



PLAN - SW OREGON STREET

SCALE: 1" = 20'

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BUILDING NO. 1

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SHERWOOD, OR 97140

SITE PLAN REVIEW SET

REV	DATE	ISSUE TITLE

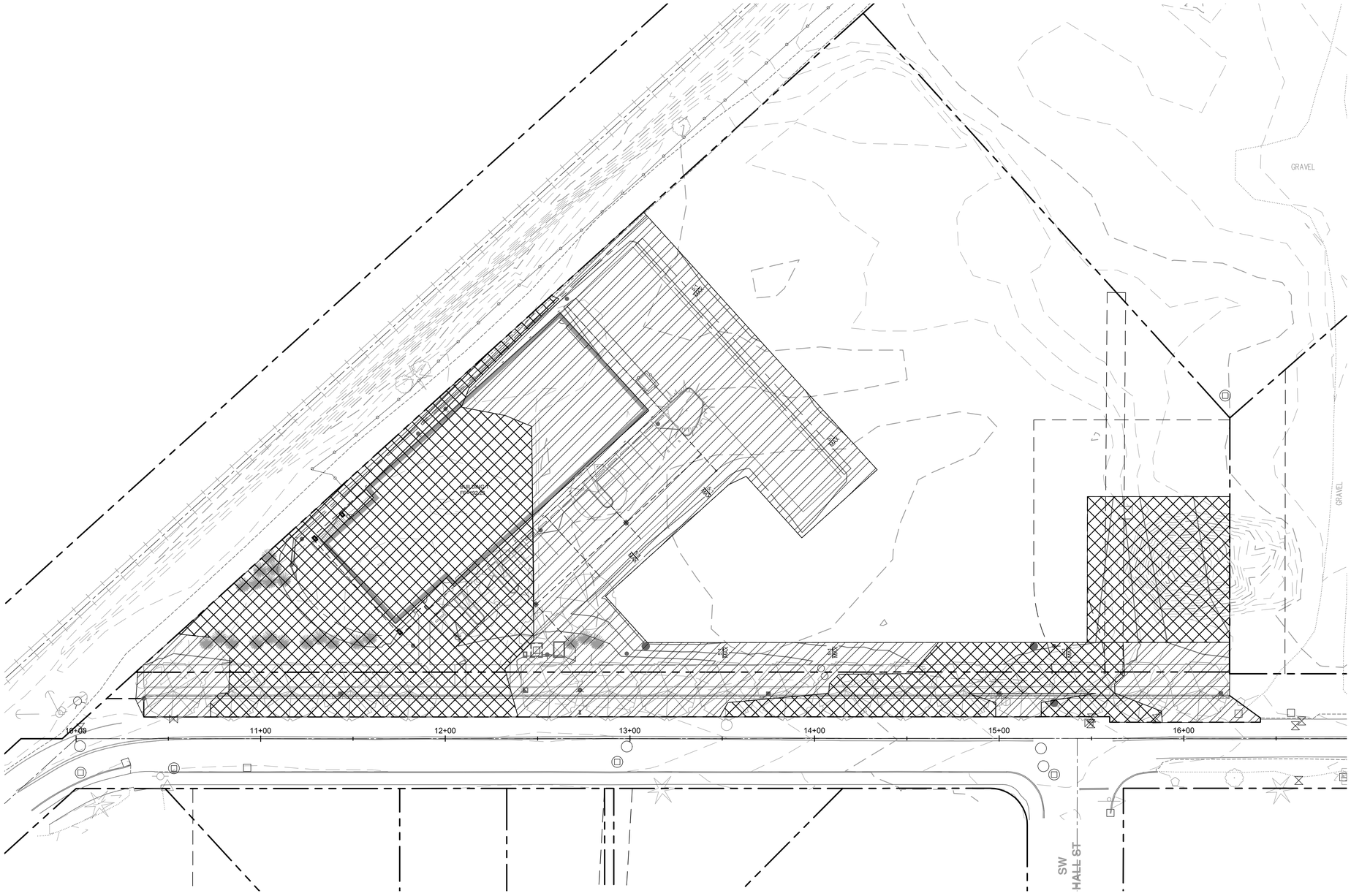
PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	---
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
OREGON STREET PLAN AND PROFILE

SHEET NUMBER:
C302

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C300_GRAD.dwg TAB:C302

Plotted: 3/28/16 at 4:57pm By: FCE-CIV-1



ELEVATIONS TABLE	
	COLOR
FILL	
CUT	

SCALE 1 INCH = 30 FEET

30 0 30 60

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RENEWS: 12/31/

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ZENPORT INDUSTRIAL PARK BUILDING NO. 1

15104 SW OREGON STREET
SHERWOOD, OR 97140

SITE PLAN REVIEW SET

REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	----
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
CUT FILL DIAGRAM

SHEET NUMBER:
C310

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C310_GRAD.dwg TAB:C310

Plotted: 3/28/16 at 4:58pm By: FCE-CIV-1

1	COTG-1 N=10148.91 E=9597.37 IE=189.71	
2	COTG-2 N=10208.51 E=9663.13 IE=189.27	
3	NODE-1 N=10153.42 E=9713.05	
4	COTG-3 N=10140.71 E=9712.43 IE=188.83	
5	COTG-4 N=10135.48 E=9582.55 IE=189.71	
6	COTG-5 N=10078.39 E=9519.54 IE=189.28	
7	NODE-2 N=10020.96 E=9571.57	
8	COTG-6 N=10020.56 E=9579.83 IE=188.86	
9	COTG-7 N=10083.13 E=9648.88 IE=188.39 IE=188.39	
10	CB-1 N=10,087.28 E=9,695.16 RIM=191.28 IE 8" OUT=187.30 (SE)	
11	NODE-3 N=10085.06 E=9697.18	
12	NODE-4 N=10082.23 E=9697.04	
13	CB-2 N=10,042.96 E=9,646.25 RIM=191.19 IE 8" OUT=187.13 (SE)	
14	NODE-5 N=10040.74 E=9648.27	
15	NODE-6 N=10040.60 E=9651.09	
16	AD-1 N=10,064.06 E=9,513.72 RIM=190.95 IE 6" OUT=189.52 (NE)	
17	MH-1 N=10,020.33 E=9,705.80 RIM=190.35 IE 10" IN=187.72 (NW) IE 12" OUT=187.62 (E)	
18	WQMH-1 (2 CARTRIDGE) N=10,020.39 E=9,915.99 RIM=189.10 IE 12" IN=185.52 (W) IE 12" OUT=184.06 (E)	
19	COTG-8 N=10020.39 E=9926.99 IE=183.84	
20	STUB-1 N=10010.39 E=9926.99 IE=183.64	

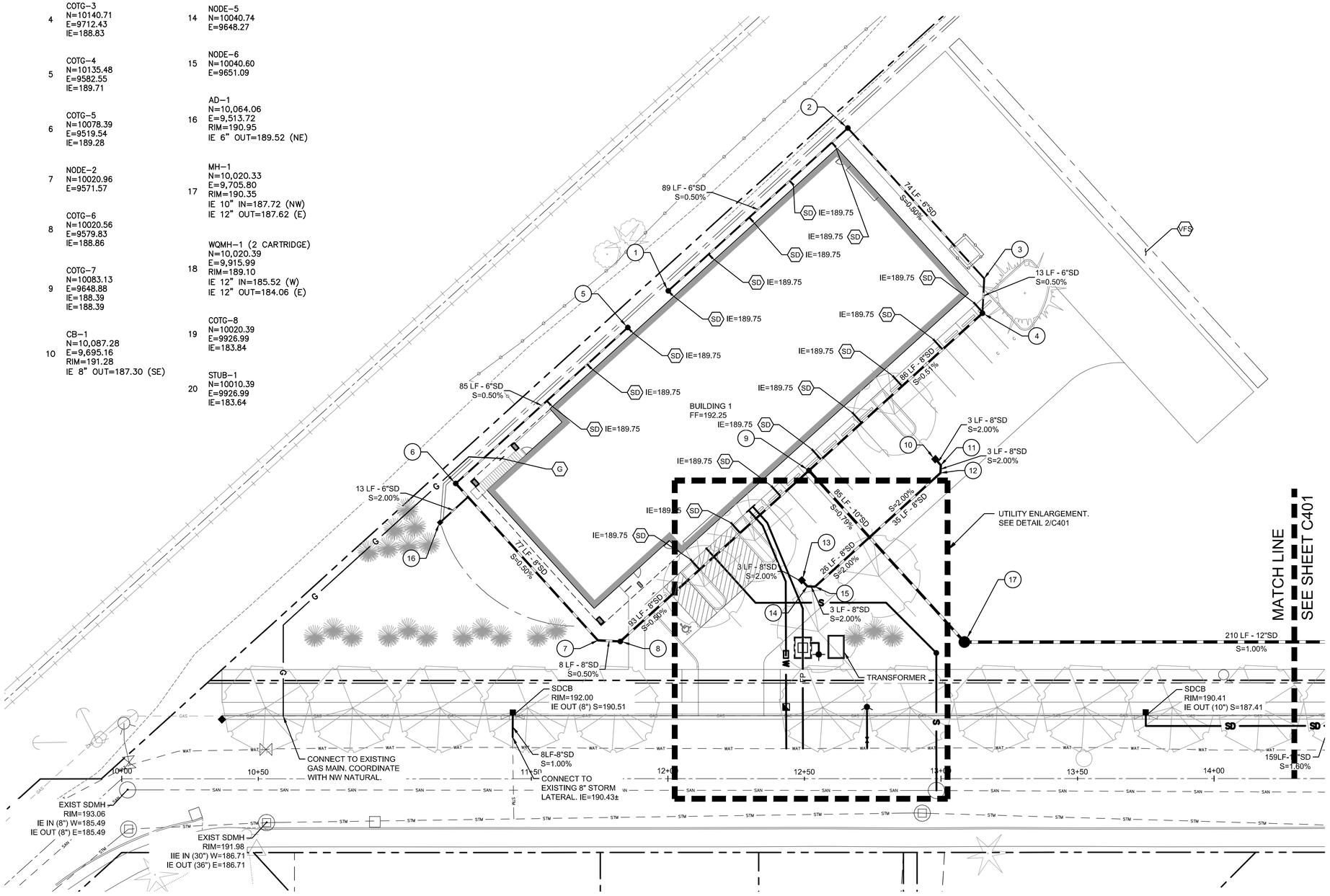
STORMWATER DESIGN

ALL STORMWATER SYSTEMS ARE DESIGNED PER THE CLEAN WATER SERVICES DESIGN STANDARDS (CWS). PRELIMINARY DESIGN CALCULATION ARE INCLUDED IN THE PRELIMINARY STORMWATER MANAGEMENT REPORT.

CONVEYANCE: PER CWS 5.04.2 FLOW DETERMINATIONS WERE BASED ON THE RATIONAL METHOD FOR A 25-YEAR STORM EVENT OF 3.4 IN/HR.

WATER QUALITY: PER CWS WATER QUALITY TREATMENT IS REQUIRED FOR ALL IMPERVIOUS SURFACED.

- ONSITE: WATER QUALITY IS PROVIDED BY A CONTECH STORMFILTER MANHOLE AND A LIDA VEGETATED FILTER STRIP.
- OFFSITE: PER CITY OF SHERWOODS DIRECTION LOCALIZED WATER QUALITY TREATMENT IS NOT REQUIRED. CITY OF SHERWOOD IS PLANNING TO CONSTRUCT A DOWNSTREAM REGIONAL TREATMENT FACILITY.



SHEET NOTES

1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/C5.X.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. INSTALL TRUST BLOCK ON FIRE AND WATER LINES PER DETAIL X & X/CX.X.

(X) KEY NOTES

1 COORDINATE WATER SERVICE POINT OF CONNECTION TO EXISTING X" MAIN WITH CITY OF XXX.

2 FIELD VERIFY LOCATION AND IE OF EXISTING XX" XXXXX LATERAL PRIOR TO CONSTRUCTION.

3 IRRIGATION BACKFLOW ASSEMBLY VAULT, SEE LANDSCAPE PLANS.

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)

XX XX-XX
N=XX.XX
E=XX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

LOCATION (WHERE APPLICABLE)
STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

XXLF - XX" XX

S=X.XX%

SLOPE (WHERE APPLICABLE)

SHEET LEGEND

- (G) CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING FOR CONTINUATION.
- (S) CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- (SD) CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
- (VFS) VEGETATED FILTER STRIP.
- (!!) UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

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REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 2, 2000 EVAN M. EYKELBOSCH
RENEWS: 12/31/

SHEPARD BROTHERS MANAGEMENT

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ZENPORT INDUSTRIAL PARK
BUILDING NO. 1

15104 SW OREGON STREET
SHERWOOD, OR 97140

SITE PLAN REVIEW SET

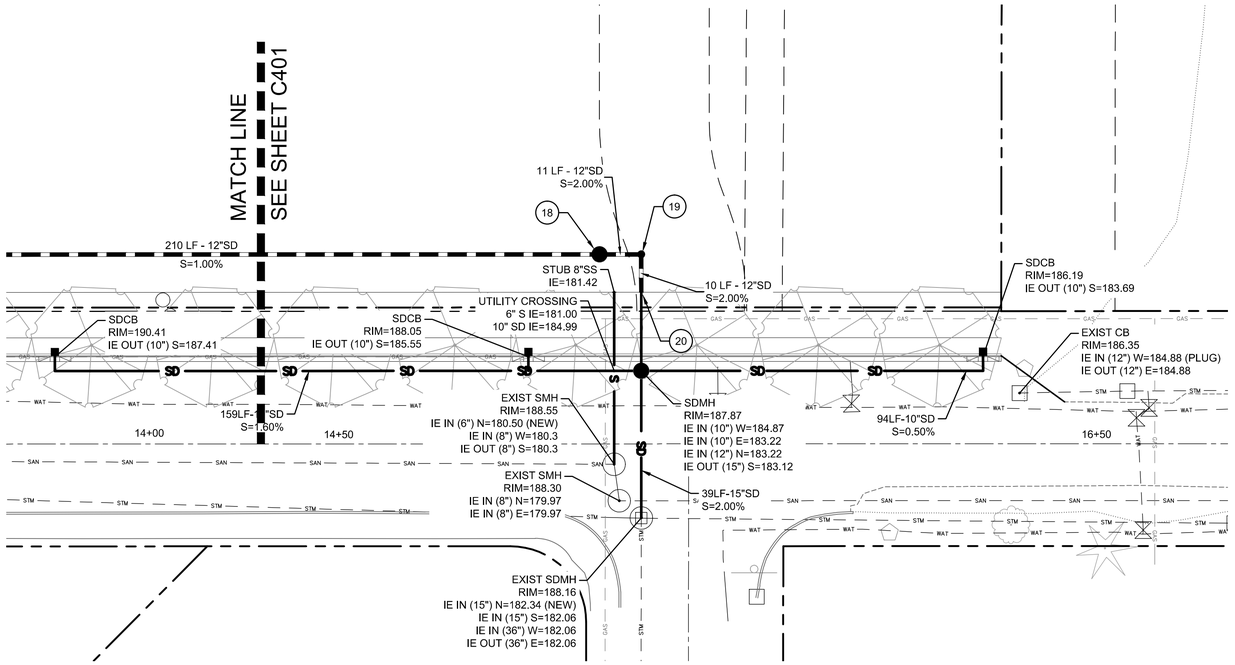
REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	----
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
UTILITY PLAN

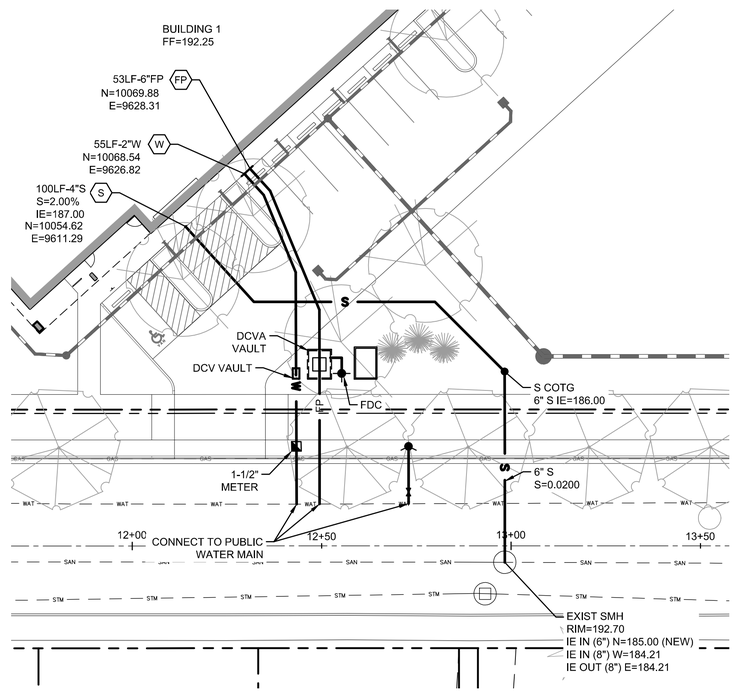
SHEET NUMBER:
C400

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C400_UTIL.dwg TAB-C400
Plotted: 3/28/16 at 4:59pm By: FCE-CIV-1



1 UTIILITY PLAN

SCALE: 1" = 20'



2 UTIILITY ENLARGEMENT

SCALE: 1" = 20'

SHEET NOTES

1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/C5.X.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

(X) KEY NOTES

1 COORDINATE WATER SERVICE POINT OF CONNECTION TO EXISTING X" MAIN WITH CITY OF XXX.

2 FIELD VERIFY LOCATION AND IE OF EXISTING XX" XXXXX LATERAL PRIOR TO CONSTRUCTION.

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)

STRUCTURE TYPE CALLOUT

ID NUMBER (WHERE APPLICABLE)

XX.XX-XX
N=XX.XX
E=XX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

LOCATION (WHERE APPLICABLE)

STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH

UTILITY SIZE

UTILITY TYPE

XXLF - XX" XX

S=X.XX%

SLOPE (WHERE APPLICABLE)

SHEET LEGEND

(FP) CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.

(W) CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.

(!!) UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

SCALE 1 INCH = 20 FEET

20 0 20 40

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REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 2, 2000 EVAN M. EYKELBOSCH

RENEWS: 12/31/

SHEPARD BROTHERS MANAGEMENT

2830 NW 29TH AVE
PORTLAND, OR 97210

ZENPORT INDUSTRIAL PARK
BUILDING NO. 1

15104 SW OREGON STREET
SHERWOOD, OR 97140

SITE PLAN REVIEW SET

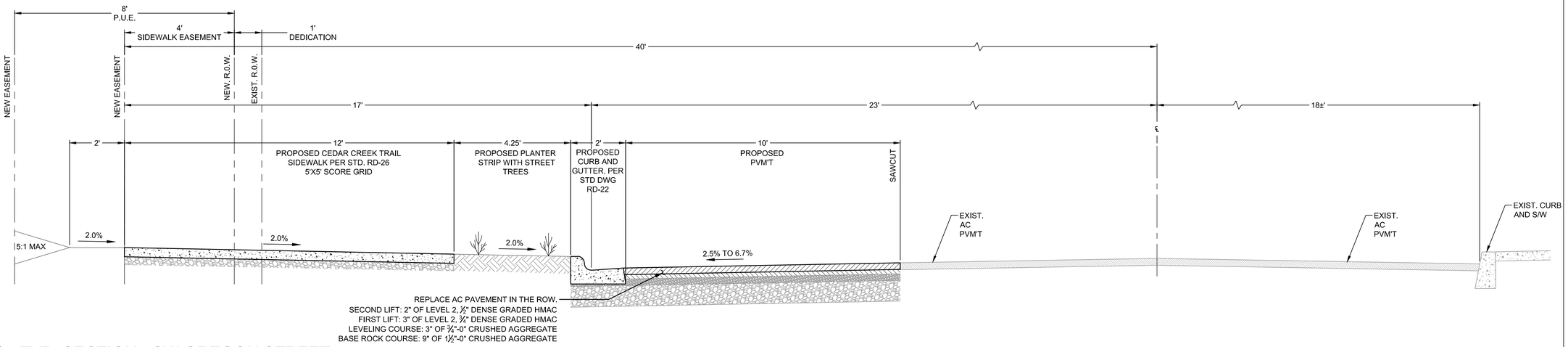
REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	----
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C401

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C400_UTIL.dwg TAB:C401
Plotted: 3/28/16 at 4:59pm By: FCE-CIV-1



1 TYP. SECTION - SW OREGON STREET

SCALE: NTS STA 10+36.72 TO STA 16+24.81

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SITE PLAN
REVIEW SET

REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	---
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
DETAILS

SHEET NUMBER:
C500

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C500_DET.dwg TAB:C500
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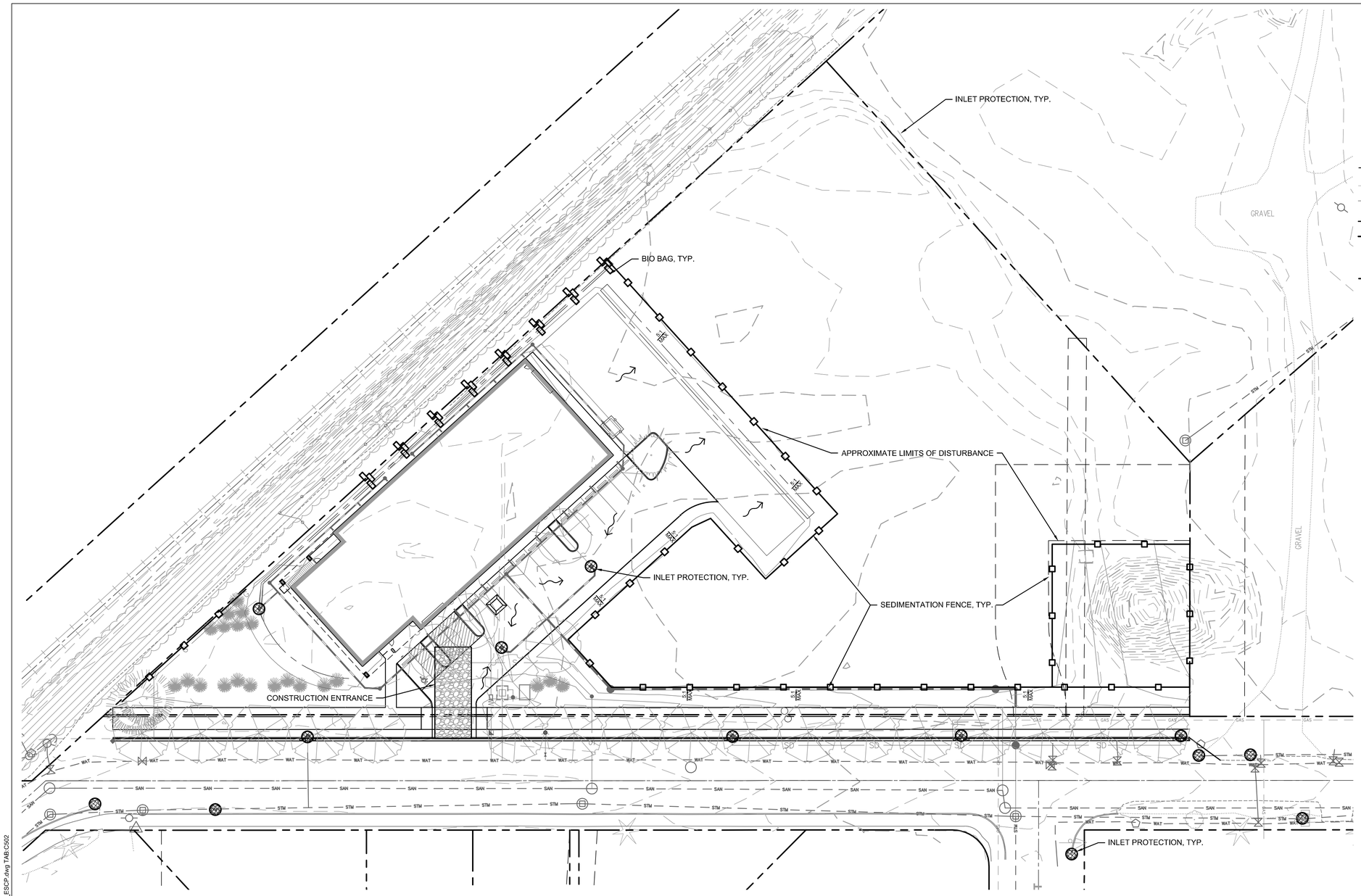

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

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.
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.

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RENEWS: 12/31/

SHEPARD BROTHERS MANAGEMENT

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ZENPORT INDUSTRIAL PARK
BUILDING NO. 1

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SHERWOOD, OR 97140

SITE PLAN REVIEW SET

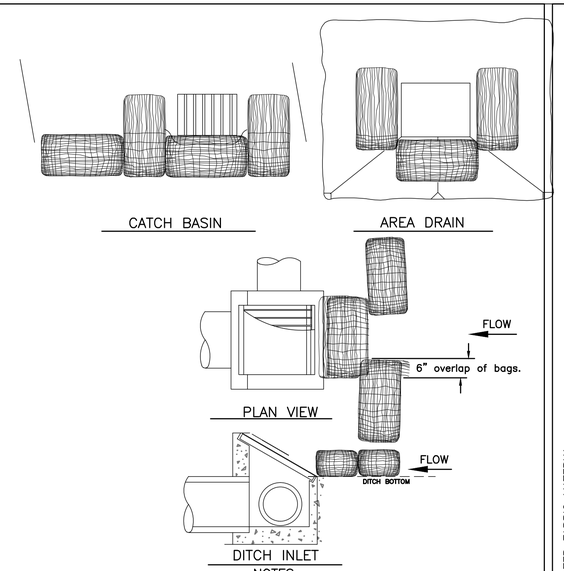
REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	15-C012
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
SITE EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C602

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLOT\15-C012_C600_ESCP.dwg TAB:C602
Plotted: 3/28/16 at 5:00pm By: FCE-CIV-1

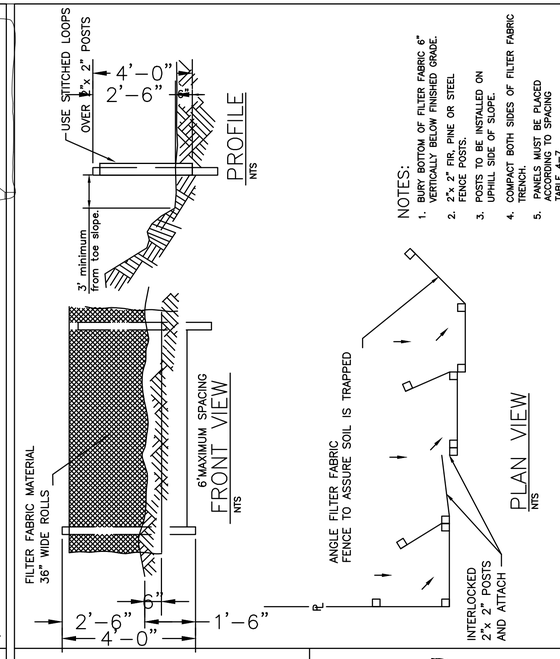


NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIOFILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.

INLET PROTECTION TYPE 4
Detail Drawing 4–24

CleanWater Services
Our commitment is clear.

5 INLET PROTECTION TYPE 4
SCALE: NTS

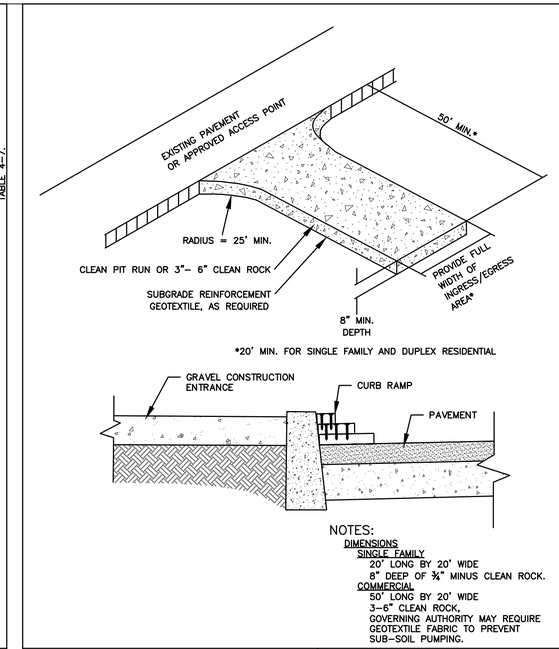


NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING TABLE 4–7.

SEDIMENT FENCE
Detail Drawing 4–17

CleanWater Services
Our commitment is clear.

3 SEDIMENT FENCE
SCALE: NTS



NOTES:
DIMENSIONS
SINGLE FAMILY
20' LONG BY 20' WIDE
8" DEEP OF ¾" MINUS CLEAN ROCK.
COMMERCIAL
50' LONG BY 20' WIDE
3–6" CLEAN ROCK,
GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB–SOIL PUMPING.

CONSTRUCTION ENTRANCE
Detail Drawing 4–5

CleanWater Services
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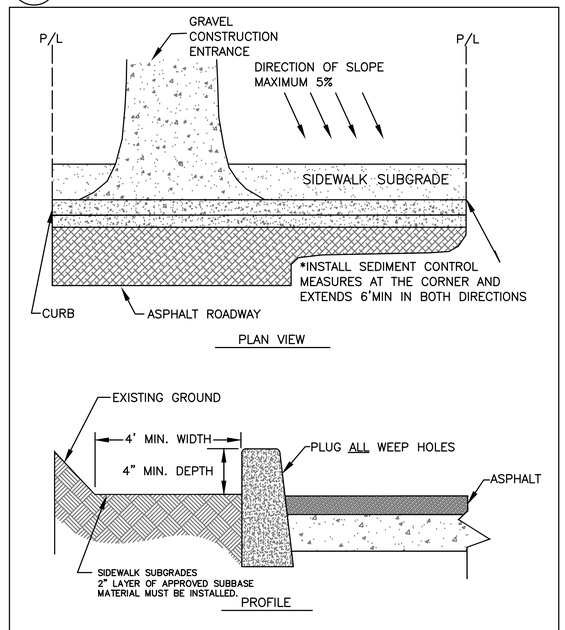
1 CONSTRUCTION ENTRANCE
SCALE: NTS

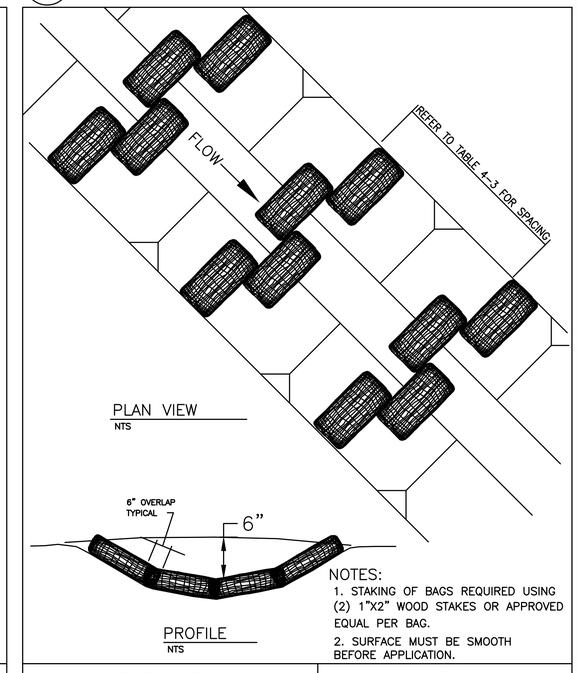


NOTE: SIDEWALK SUBGRADE CAN BE USED FOR ALL CONSTRUCTION ACTIVITIES

SIDEWALK SUBGRADE
Detail Drawing 4–20

CleanWater Services
Our commitment is clear.

4 CHECK DAM BIO FILTER BAG
SCALE: NTS



NOTES:
1. STAKING OF BAGS REQUIRED USING (2) 1"X2" WOOD STAKES OR APPROVED EQUAL PER BAG.
2. SURFACE MUST BE SMOOTH BEFORE APPLICATION.

CHECK DAM BIO FILTER BAG
Detail Drawing 4–15

CleanWater Services
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2 CHECK DAM BIO FILTER BAG
SCALE: NTS

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SITE PLAN REVIEW SET

REV	DATE	ISSUE TITLE

PROJECT MANAGER:	EME
DESIGNER:	EME
DRAWN BY:	FCE-CIV-1
PROJECT NO:	----
DATE:	02/15/16
SCALE:	AS SHOWN

SHEET TITLE:
EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:
C603

File: P:\2015\15-C012 (Zenport Phase 1)\Drafting-Civil\CAD\PLO\115-C012_C603_ESCP_DET.dwg TAB:C603
Plotted: 3/28/16 at 5:00pm By: FCE-CIV-1