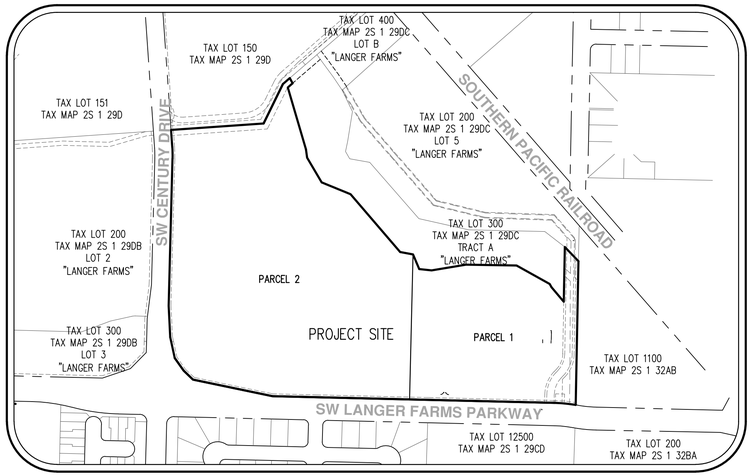
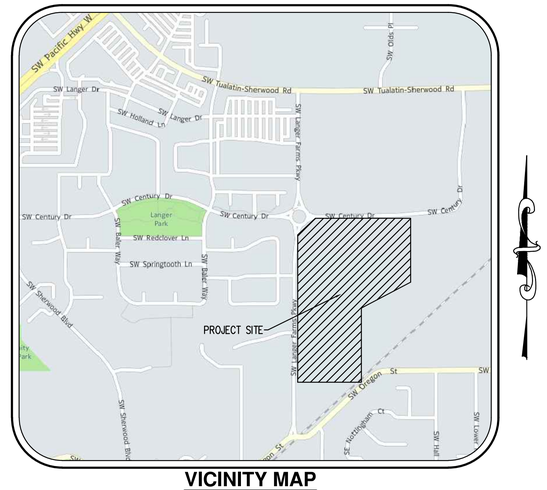
# SENTINEL STORAGE ANNEX PHASE 2

## PRELIMINARY SITE PLAN REVIEW AND PARTITION APPLICATION PLANS




**SITE MAP**
1"=250'




**VICINITY MAP**
NTS

**APPLICANT/OWNER**
LANGER FAMILY, LLC
15595 SW TUALATIN SHERWOOD RD
SHERWOOD, OR 97140

**CIVIL ENGINEERING/PLANNING/SURVEYING**
AKS ENGINEERING & FORESTRY, LLC
CONTACT: JOHN CHRISTIANSEN, PE
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: (503) 563-6151
FAX: (503) 563-6152

**SITE DESCRIPTION** TAX LOT 100 IN WASHINGTON COUNTY TAX MAP 2S 1 29 DC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

**PROJECT PURPOSE** TWO-PARCEL PARTITION AND MULTI USE STORAGE FACILITY ON PARCEL 1.

**TOTAL SITE AREA** ±21.82 ACRES

## LEGEND

| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
|---|---|---|---|---|---|
| DECIDUOUS TREE | | | STORM SEWER CLEAN OUT | | |
| CONIFEROUS TREE | | | STORM SEWER CATCH BASIN | | |
| FIRE HYDRANT | | | STORM SEWER AREA DRAIN | | |
| WATER BLOWOFF | | | STORM SEWER MANHOLE | | |
| WATER METER | | | GAS METER | | |
| WATER VALVE | | | GAS VALVE | | |
| DOUBLE CHECK VALVE | | | GUY WIRE ANCHOR | | |
| AIR RELEASE VALVE | | | POWER POLE | | |
| SANITARY SEWER CLEAN OUT | | | POWER VAULT | P | P |
| SANITARY SEWER MANHOLE | | | POWER JUNCTION BOX | | |
| SIGN | | | POWER PEDESTAL | | |
| STREET LIGHT | | | COMMUNICATIONS VAULT | C | C |
| MAILBOX | MB | MB | COMMUNICATIONS JUNCTION BOX | | |
| | | | COMMUNICATIONS RISER | | |

| | EXISTING | PROPOSED |
|---|---|---|
| RIGHT-OF-WAY LINE | | |
| BOUNDARY LINE | | |
| PROPERTY LINE | | |
| CENTERLINE | | |
| DITCH | | |
| CURB | | |
| EDGE OF PAVEMENT | | |
| EASEMENT | | |
| FENCE LINE | | |
| GRAVEL EDGE | | |
| POWER LINE | PWR | PWR |
| OVERHEAD WIRE | OHW | OHW |
| COMMUNICATIONS LINE | COM | COM |
| FIBER OPTIC LINE | CFO | CFO |
| GAS LINE | GAS | GAS |
| STORM SEWER LINE | STM | STM |
| SANITARY SEWER LINE | SAN | SAN |
| WATER LINE | WAT | WAT |

## SHEET INDEX


| | |
|---|---|
| P01 | COVER SHEET WITH VICINITY AND SITE MAPS |
| P02 | EXISTING CONDITIONS PLAN |
| P03 | PRELIMINARY PARTITION PLAT |
| P04 | PRELIMINARY SITE PLAN |
| P05 | PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN |
| P06 | PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE |
| P07 | PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLANS |
| P08 | PRELIMINARY UTILITY PLAN |
| P09 | PRELIMINARY TREE CANOPY PLAN |
| P09A | PRELIMINARY LANDSCAPE PLAN |
| P10 | PRELIMINARY LIGHTING PLAN |
| P11 | CIRCULATION PLAN WITH AERIAL PHOTO |
| P12 | ARCHITECTURAL ELEVATIONS |



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SENTINEL STORAGE
ANNEX PHASE 2
SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

COVER SHEET WITH
VICINITY AND SITE MAPS

DESIGNED BY: JPC
DRAWN BY: LTP
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

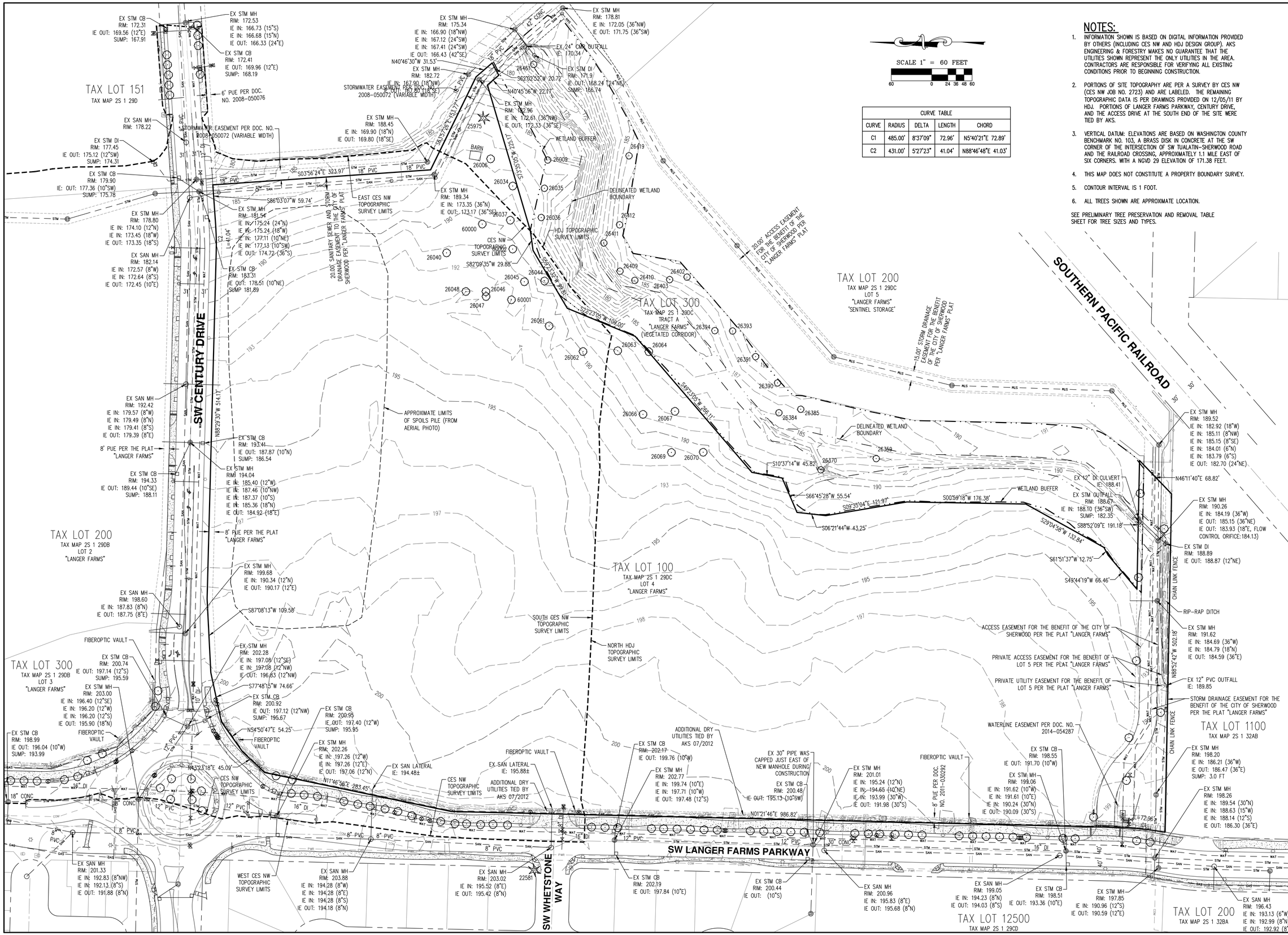
REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN PHILIP CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P01

AKS DRAWING FILE: 4668 COVER SHEET.DWG | LAYOUT: P01




## NOTES:

1. INFORMATION SHOWN IS BASED ON DIGITAL INFORMATION PROVIDED BY OTHERS (INCLUDING CES NW AND HDJ DESIGN GROUP). AKS ENGINEERING & FORESTRY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. PORTIONS OF SITE TOPOGRAPHY ARE PER A SURVEY BY CES NW (CES NW JOB NO. 2723) AND ARE LABELED. THE REMAINING TOPOGRAPHIC DATA IS PER DRAWINGS PROVIDED ON 12/05/11 BY HDJ. PORTIONS OF LANGER FARMS PARKWAY, CENTURY DRIVE, AND THE ACCESS DRIVE AT THE SOUTH END OF THE SITE WERE TIED BY AKS.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. CONTOUR INTERVAL IS 1 FOOT.
6. ALL TREES SHOWN ARE APPROXIMATE LOCATION.

SEE PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE SHEET FOR TREE SIZES AND TYPES.

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 485.00' | 8°37'09" | 72.96' | N5°40'21"E 72.89' |
| C2 | 431.00' | 5°27'23" | 41.04' | N88°46'48"E 41.03' |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# SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 100

# EXISTING CONDITIONS PLAN

| | |
|---|---|
| DESIGNED BY: | |
| DRAWN BY: | JOH |
| CHECKED BY: | RDR |
| SCALE: | AS NOTED |
| DATE: 06/20/2016 | |

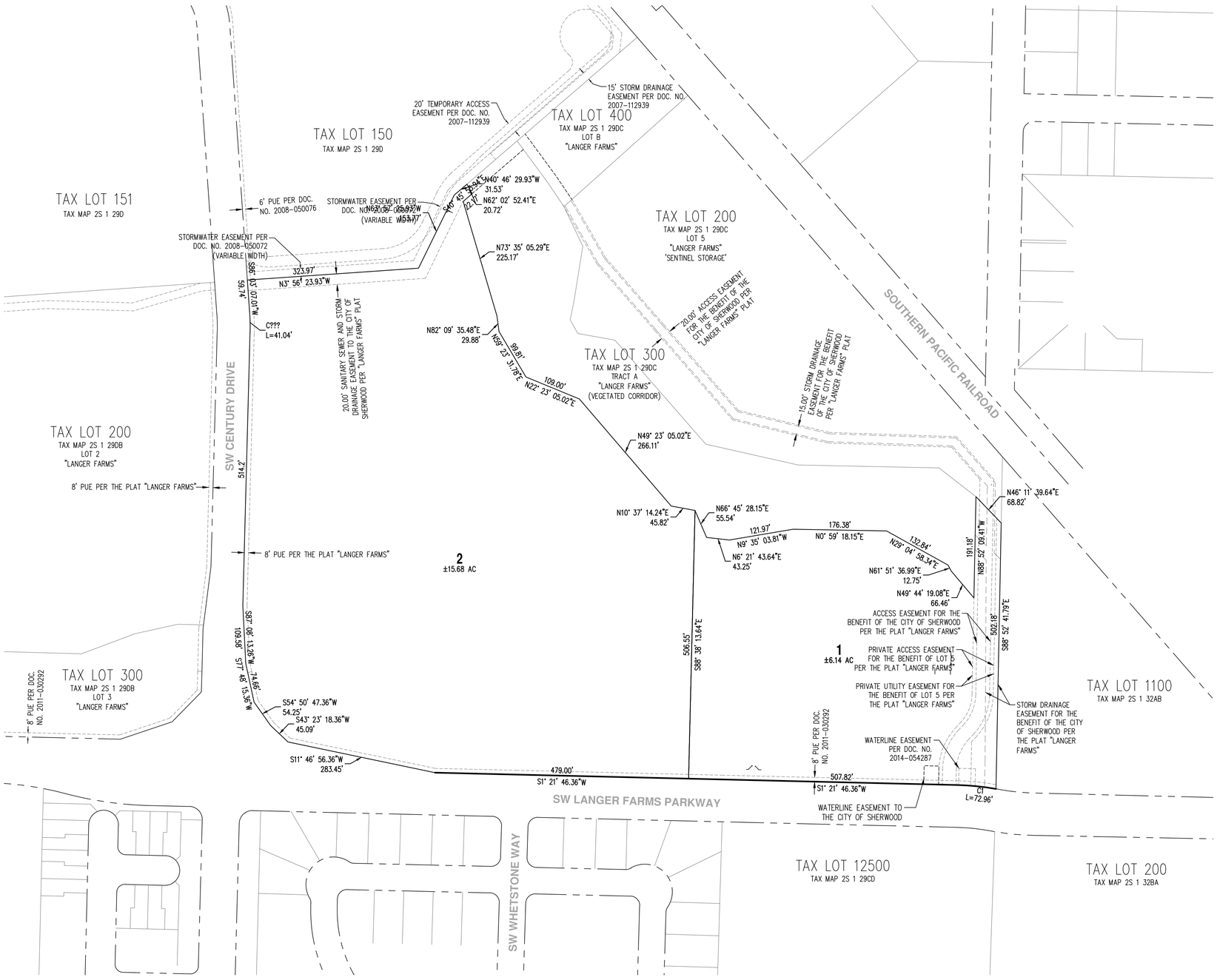
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 11, 2005 ROBERT D. RETTIG 60124LS
RENEWS: 12/31/16
PRELIMINARY

REVISIONS

JOB NUMBER
4668

SHEET
P02

AKS DRAWING FILE: 4668 EX CONDJDWG | LAYOUT: P02




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 485.00' | 8°37'09" | 72.96' | S5°40'21"W 72.89' |

SCALE 1" = 100 FEET

100 0 40 60 80 100

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# SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100
WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY PARTITION PLAT

| | |
|---|---|
| DESIGNED BY: | JPC |
| DRAWN BY: | LTP |
| CHECKED BY: | JPC |
| SCALE: | AS NOTED |

DATE: 6/20/2016

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

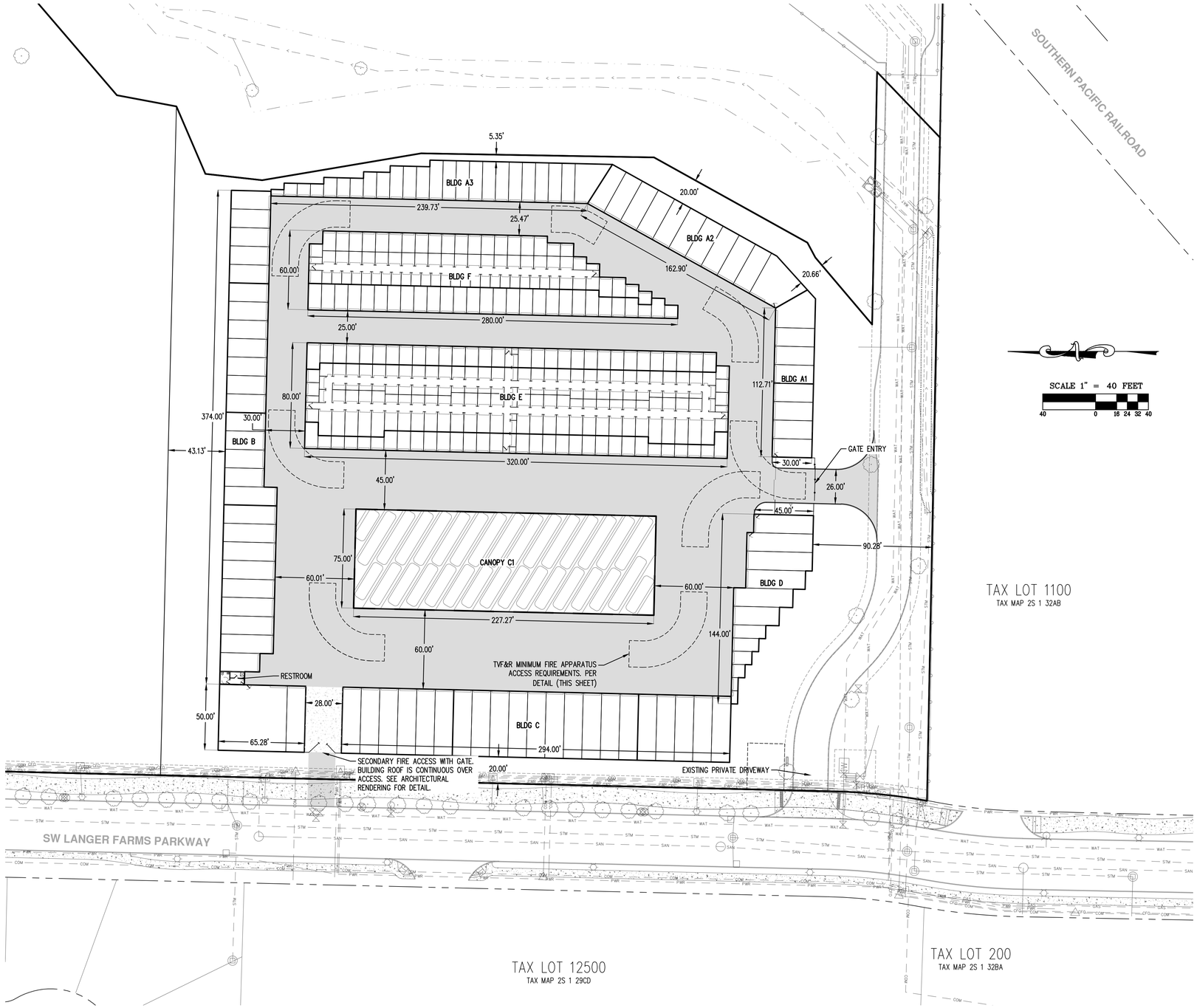
PRELIMINARY NOT FOR CONSTRUCTION

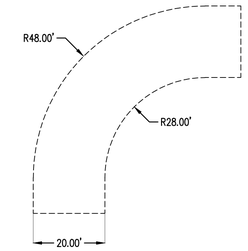
REVISIONS

JOB NUMBER
4668

SHEET
P03

AKS DRAWING FILE: 4668 PRELIMINARY PLAT.DWG | LAYOUT: P03




TVF&R MINIMUM FIRE APPARATUS ACCESS REQUIREMENTS DETAIL
1"=20'

| BUILDING SUMMARY | | |
|---|---|---|
| BUILDING | AREA | BUILDING STORAGE USES |
| A1 | 3,621 | ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED |
| A2 | 5,802 | ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED |
| A3 | 5,821 | ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED |
| B | 12,367 | ENCLOSED BOAT/RV |
| C | 19,363 | ENCLOSED BOAT/RV |
| D | 4,580 | ENCLOSED BOAT/RV AND NON CLIMATE CONTROLLED |
| E | 25,500 | CLIMATE CONTROLLED AND NON CLIMATE CONTROLLED |
| F | 14,075 | NON CLIMATE CONTROLLED |
| CANOPY | | |
| C1 | 17,776 | OPEN COVERED BOAT/RV |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# SENTINEL STORAGE
## ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY SITE PLAN

DESIGNED BY: JPC
DRAWN BY: LTP
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

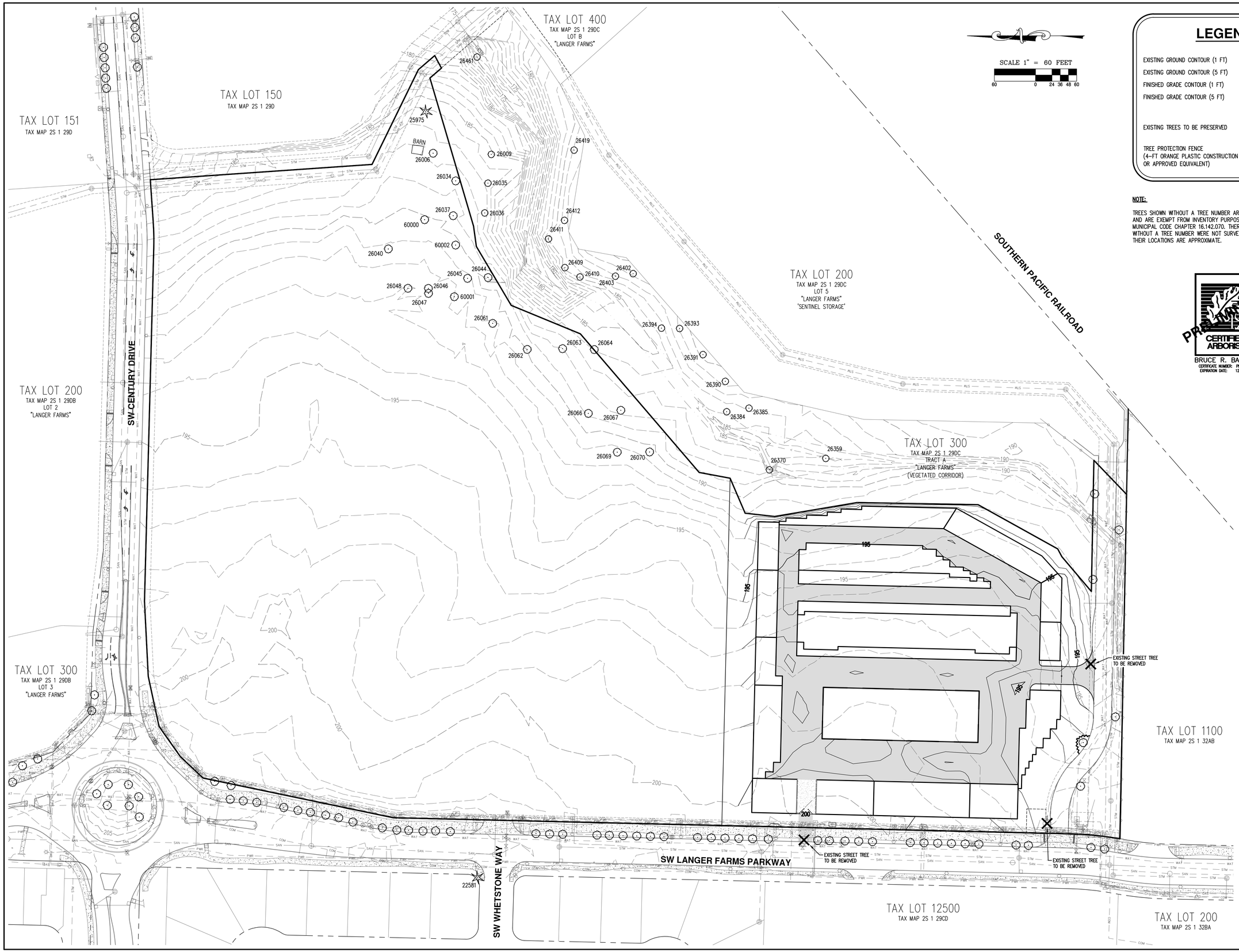
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
OREGON
JOHN CHRISTIANSEN
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P04

AKS DRAWING FILE: 4668 SITE PLAN.DWG | LAYOUT: P04




## LEGEND

| | |
|---|---|
| EXISTING GROUND CONTOUR (1 FT) | |
| EXISTING GROUND CONTOUR (5 FT) | 200 |
| FINISHED GRADE CONTOUR (1 FT) | |
| FINISHED GRADE CONTOUR (5 FT) | 345 |
| | CONIFEROUS / DECIDUOUS |
| EXISTING TREES TO BE PRESERVED | |
| TREE PROTECTION FENCE (4-FT ORANGE PLASTIC CONSTRUCTION OR APPROVED EQUIVALENT) | |

**NOTE:**

TREES SHOWN WITHOUT A TREE NUMBER ARE LESS THAN 6-INCHES IN DBH AND ARE EXEMPT FROM INVENTORY PURPOSES PER CITY OF SHERWOOD MUNICIPAL CODE CHAPTER 16.142.070. THEREFORE THE TREES SHOWN WITHOUT A TREE NUMBER WERE NOT SURVEYED, NOT EVALUATED, AND THEIR LOCATIONS ARE APPROXIMATE.

PRELIMINARY

CERTIFIED ARBORIST

BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/17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# SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

| | |
|---|---|
| DESIGNED BY: | JPC |
| DRAWN BY: | LTP |
| CHECKED BY: | JPC |
| SCALE: | AS NOTED |

DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
JOHN CHRISTIANSEN
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P05

AKS DRAWING FILE: 4668 TREE.DWG | LAYOUT: P05

## Detailed Tree Inventory for Sentinel Storage Annex Phase 2

**AKS Job No. 4668**

| Tree # | DBH (in.) | Tree Species Common Name *(Scientific name)* | Comments | Health Rating* | Structure Rating** | Remove / Preserve |
|---|---|---|---|---|---|---|
| 22581 | - | Coniferous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 25975 | 53 | Douglas-fir *(Pseudotsuga menziesii)* | | 1 | 1 | Preserve |
| 26006 | 14 | Oregon Ash *(Fraxinus latifolia)* | Cavity; Decay; Broken branches; Dead | 3 | 3 | Preserve |
| 26009 | 16 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26034 | 14 | Oregon Ash *(Fraxinus latifolia)* | Cavity; Decay; Crooked; Declining | 2 | 3 | Preserve |
| 26035 | 16 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26036 | 16 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26037 | 14 | Oregon Ash *(Fraxinus latifolia)* | Cavity; Decay; Crooked; Declining | 2 | 3 | Preserve |
| 26040 | 18 | Oregon Ash *(Fraxinus latifolia)* | Cavity; Decay; Crooked; Declining | 2 | 3 | Preserve |
| 26044 | 16 | Oregon Ash *(Fraxinus latifolia)* | Cavity; Decay; Broken branches; Declining | 3 | 2 | Preserve |
| 26045 | 8,8,8,8 | Black Walnut *(juglans nigra)* | Decay at base; Crooked; Dead branches | 2 | 2 | Preserve |
| 26046 | 20 | Oregon Ash *(Fraxinus latifolia)* | Cavity; Bore holes; Crooked; Decay | 1 | 3 | Preserve |
| 26047 | 20,20 | Oregon Ash *(Fraxinus latifolia)* | Horizontal cracks on bole; Lean (W); Crooked | 1 | 3 | Preserve |
| 26048 | 52 | American Chestnut *(Castaneas dentata)* | Broken branches; Cavity; Decay; Scars; Cracks | 2 | 3 | Preserve |
| 26061 | 14 | Oregon Ash *(Fraxinus latifolia)* | Very sparse foliage; Crooked; Cavity; Decay; Declining | 3 | 3 | Preserve |
| 26062 | 14 | Oregon Ash *(Fraxinus latifolia)* | Cavities; Decay | 2 | 2 | Preserve |
| 26063 | 18 | Oregon Ash *(Fraxinus latifolia)* | Foliage color lightening; Sparse foliage; Scars; Decay; Declining | 2 | 3 | Preserve |
| 26064 | 18 | Oregon Ash *(Fraxinus latifolia)* | Broken branches; Scars; Decay | 2 | 2 | Preserve |
| 26066 | 6 | Oregon Ash *(Fraxinus latifolia)* | Sparse foliage; Broken branches: Foliage color lightening; Declining | 2 | 2 | Preserve |
| 26067 | 16 | Oregon Ash *(Fraxinus latifolia)* | Broken branches: Dead branches; Sparse foliage; Declining | 3 | 2 | Preserve |
| 26069 | 16 | Oregon Ash *(Fraxinus latifolia)* | Broken branches; Scars; Decay; Sparse foliage; Declining | 2 | 2 | Preserve |
| 26070 | 16 | Oregon Ash *(Fraxinus latifolia)* | Sparse foliage; Cavities; Decay; Broken branches; Declining | 2 | 3 | Preserve |
| 26359 | 16,16,16, 16,16 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26370 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26384 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26385 | 12 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26390 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26391 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26393 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26394 | 12 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26402 | 16 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26403 | 16 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26409 | 18 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26410 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26411 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26412 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26419 | 10,10,10, 10,10 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 26461 | 14 | Deciduous | **OFFSITE;** Not evaluated by an Arborist | - | - | Preserve |
| 60000 | 14 | Oregon Ash *(Fraxinus latifolia)* | Scars; Cavities; Decay; Sparse foliage; Declining | 2 | 3 | Preserve |
| 60001 | 28 | Black Walnut *(juglans nigra)* | Sparse foliage; Crooked; Lean (W) | 2 | 2 | Preserve |
| 60002 | 20 | Oregon Ash *(Fraxinus latifolia)* | Cavities; Decay; Scars; Sparse foliage; Declining | 3 | 2 | Preserve |

**Total # of Existing Trees Inventoried = 41**

**Total # of Existing Onsite Trees = 21**
*Total # of Existing Onsite Trees to be Preserved = 21*
*Total # of Existing Onsite Trees to be Removed = 0*

**Total # of Existing Offsite Trees = 20**
*Total # of Existing Offsite Trees to be Preserved = 20*
*Total # of Existing Offsite Trees to be Removed = 0*

***Health Rating:**

1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.

2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.

3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

****Structure Rating:**

1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.

2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.

3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

**Arborist Disclosure Statement:**

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.

PROFESSIONALLY CERTIFIED ARBORIST

BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/17


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# SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON

TAX LOT 100

WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE

DESIGNED BY: JPC
DRAWN BY: LTP
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER — OREGON — JOHN P. CHRISTIANSEN — PRELIMINARY NOT FOR CONSTRUCTION

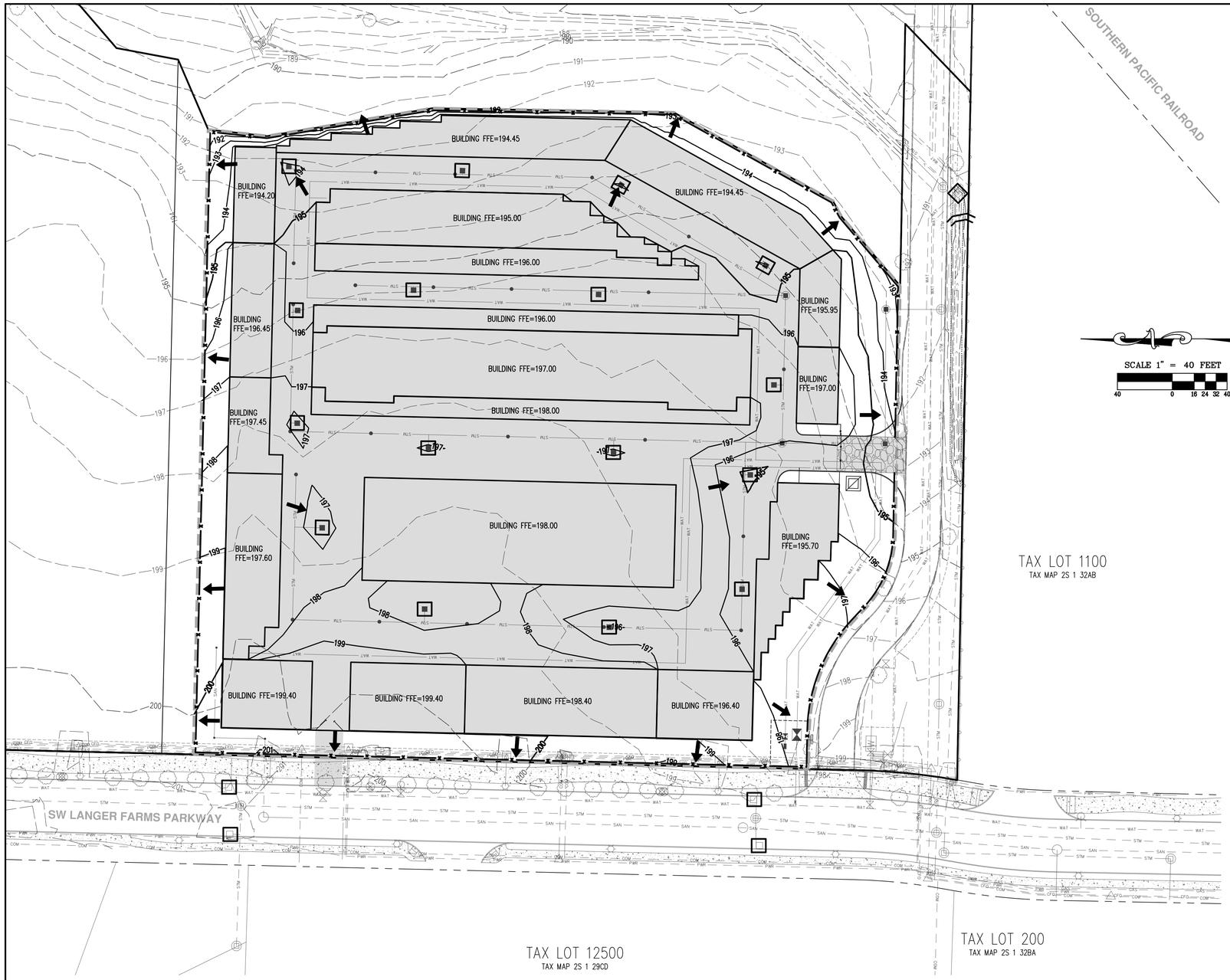
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P06

AKS DRAWING FILE: 4668 TREE TABLE.DWG | LAYOUT: P06




## LEGEND

| | |
|---|---|
| EXISTING GROUND CONTOUR (1FT) | 99 |
| EXISTING GROUND CONTOUR (5FT) | 100 |
| FINISHED GRADE CONTOUR (1FT) | 99 |
| FINISHED GRADE CONTOUR (5FT) | 100 |
| DISTURBED AREA LIMITS | |
| CONCRETE TRUCK WASHOUT PER DETAIL DRAWING 1/ESC | |
| FLOW ARROW | |
| CHECK DAM INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 845 | |
| SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 875 | |
| INLET PROTECTION (TYPE 5) INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 920 | |
| GRAVEL CONSTRUCTION ENTRANCE INSTALL PER CLEAN WATER SERVICES DETAIL DRAWING 855 | |
| NEW IMPERVIOUS AREA | |

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# SENTINEL STORAGE
## ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLANS

| | |
|---|---|
| DESIGNED BY: | JPC |
| DRAWN BY: | LTP |
| CHECKED BY: | JPC |
| SCALE: | AS NOTED |

DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN P. CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION

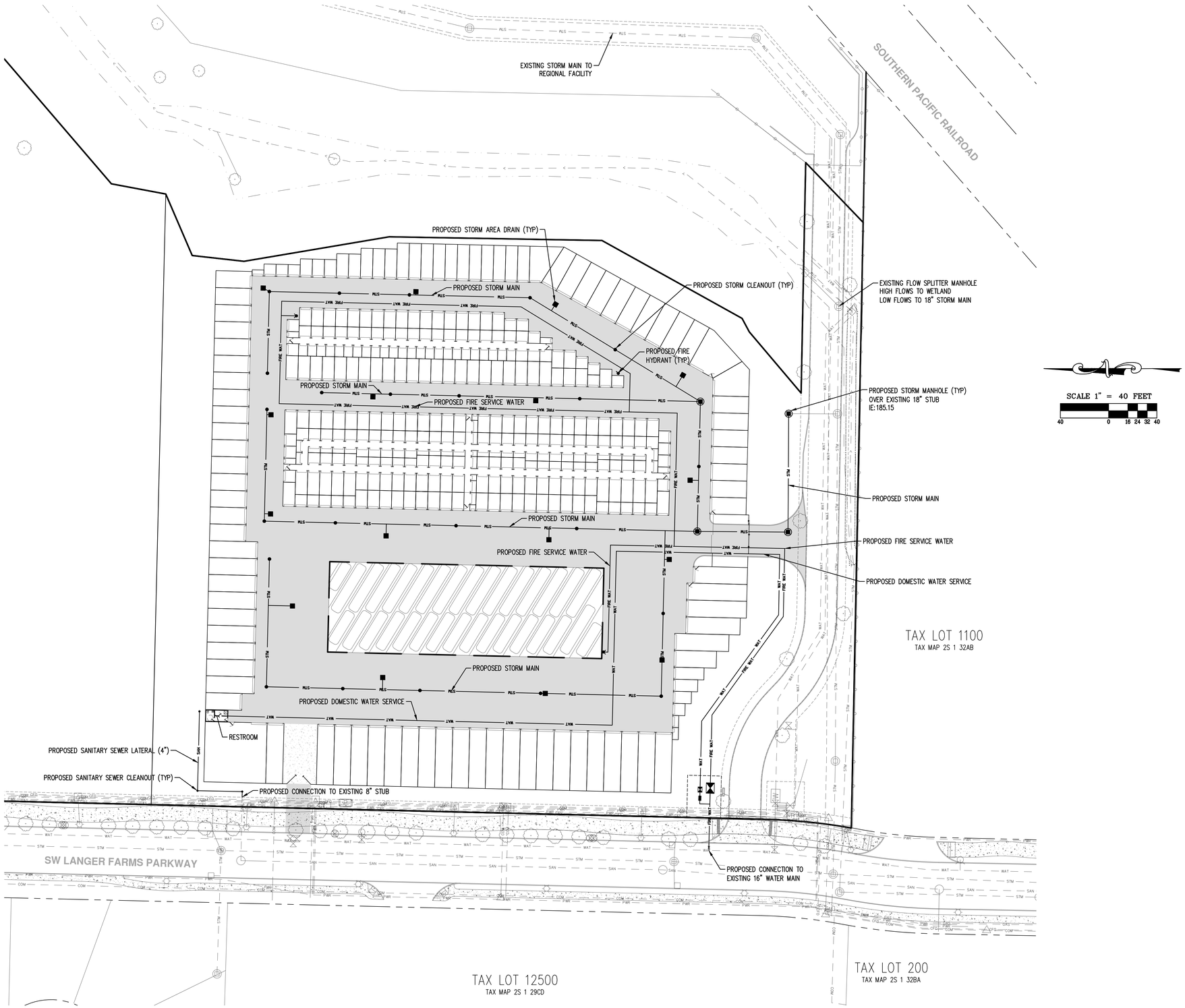
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P07

AKS DRAWING FILE: 4668 GRADING PLAN.DWG | LAYOUT: P07

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# SENTINEL STORAGE
## ANNEX PHASE 2

SHERWOOD — OREGON
TAX LOT 100 — WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY UTILITY PLAN

| | |
|---|---|
| DESIGNED BY: | JPC |
| DRAWN BY: | LTP |
| CHECKED BY: | JPC |
| SCALE: | AS NOTED |

DATE: 6/20/2016

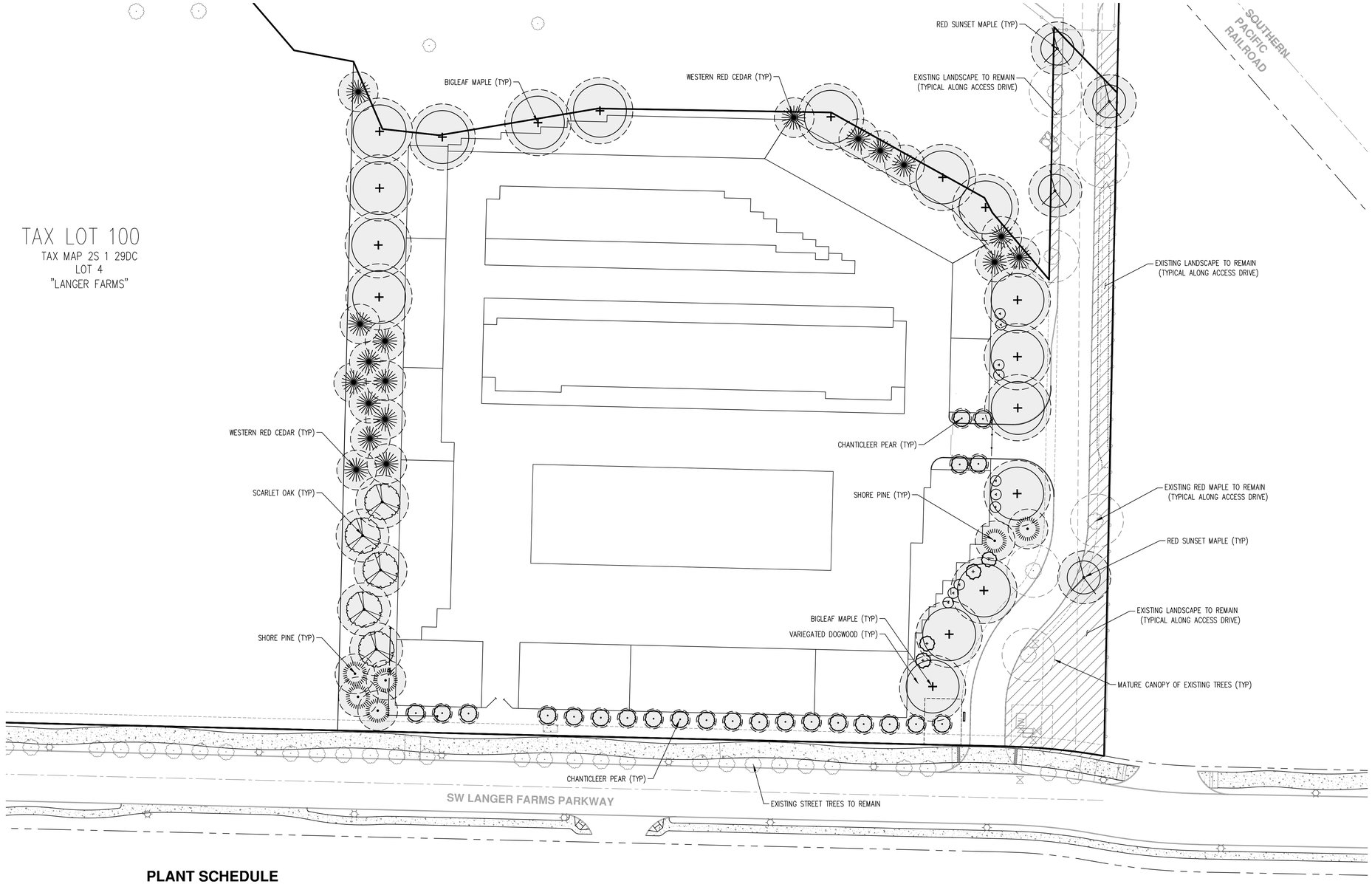
REGISTERED PROFESSIONAL ENGINEER — OREGON — JOHN P. CHRISTIANSEN
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P08

AKS DRAWING FILE: 4668 UTILITY PLAN.DWG | LAYOUT: P08




## PLANT SCHEDULE

| SITE TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| | 10 | ACER CIRCINATUM | VINE MAPLE | 5'-6' HT. B&B MULTI-STEM | AS SHOWN | NOT INCLUDED IN TREE CANOPY CALCS. |
| | 17 | ACER MACROPHYLLUM | BIG LEAF MAPLE | 2" CAL. B&B | AS SHOWN | 50'/1,963 SF |
| | 4 | ACER RUBRUM 'FRANKSRED' TM (TO MATCH EXISTING TREES ALONG ENTRY DRIVE) | RED SUNSET MAPLE | 2" CAL. B&B | AS SHOWN | 40'/1,256 SF |
| | 4 | CHAMAECYPARIS NOOTKATENSIS | ALASKAN CEDAR | 6'-7' HT. B&B | AS SHOWN | NOT INCLUDED IN TREE CANOPY CALCS. |
| | 6 | PINUS CONTORTA | SHORE PINE | 6' HT. B&B | AS SHOWN | 30'/707 SF |
| | 23 | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | 2" CAL. B&B | AS SHOWN | 15'/177 SF |
| | 5 | QUERCUS COCCINEA | SCARLET OAK | 2" CAL. B&B | AS SHOWN | 40'/1,256 SF |
| | 18 | THUJA PLICATA | WESTERN RED CEDAR | 6' HT. B&B | AS SHOWN | 30'/707 SF |

NET SITE DEVELOPMENT AREA: 267,458 SF ±
REQUIRED CANOPY COVERAGE MINIMUM: 30% (80,237 SF)
ON-SITE CANOPY (EXISTING AND PROPOSED): 30% (80,786 SF)

EXISTING SITE TREES:

| TREE TYPE | CANOPY AREA | QUANTITY | TOTAL AREA (CANOPY AREA X QUANTITY X 2 EXISTING TREE CREDIT) |
|---|---|---|---|
| RED SUNSET MAPLE | 1,256 SF | 6 | 15,072 SF |
| | | | TOTAL EXISTING TREE CANOPY AREA: 15,072 SF |

PLANTED SITE TREES:

| TREE TYPE | CANOPY AREA | QUANTITY | TOTAL AREA (CANOPY AREA X QUANTITY) |
|---|---|---|---|
| BIGLEAF MAPLE | 1,963 SF | 17 | 33,371 SF |
| RED SUNSET MAPLE | 1,256 SF | 4 | 5,024 SF |
| SHORE PINE | 707 SF | 6 | 4,242 SF |
| CHANTICLEER PEAR | 177 SF | 23 | 4,071 SF |
| SCARLET OAK | 1,256 SF | 5 | 6,280 SF |
| WESTERN RED CEDAR | 707 SF | 18 | 12,726 SF |
| | | | TOTAL PLANTED TREE CANOPY AREA: 65,714 SF |

**TOTAL TREE CANOPY AREA: 80,786 (30%)**

QUALIFYING MATURE CANOPY COVER

INDIVIDUAL TREE MATURE CANOPY OUTLINE

INDIVIDUAL EXISTING TREE MATURE CANOPY OUTLINE

SCALE 1" = 40 FEET

40 0 16 24 32 40

NOTE: REFER OT SHEET P09A FOR LANDSCAPING INSTALLATION NOTES AND DETAILS.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# SENTINEL STORAGE
## ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY TREE CANOPY PLAN

DESIGNED BY: JPC
DRAWN BY: LTP
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

REGISTERED PRELIMINARY NOT FOR CONSTRUCTION LANDSCAPE ARCHITECT
797
KIRK A. RAUSWALD
OREGON
06/28/13

REVISIONS

JOB NUMBER
4668

SHEET
P09

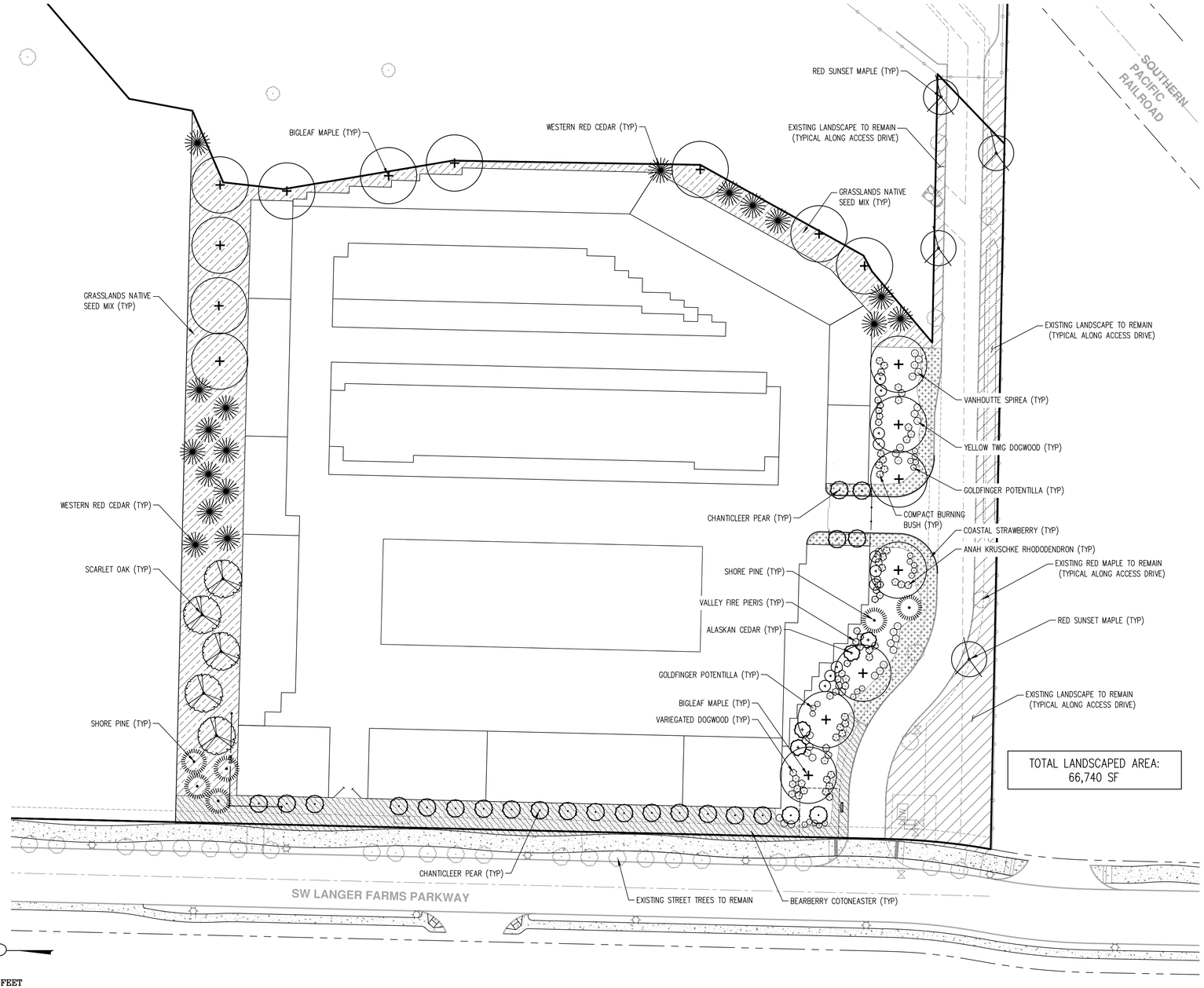
AKS DRAWING FILE: 4668 LANDSCAPE PLAN.DWG | LAYOUT: P09

## PLANT SCHEDULE

| SITE TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---|---|---|---|---|---|
| | 10 | ACER CIRCINATUM | VINE MAPLE | 5'–6' HT. B&B MULTI–STEM | AS SHOWN |
| | 17 | ACER MACROPHYLLUM | BIG LEAF MAPLE | 2" CAL. B&B | AS SHOWN |
| | 4 | ACER RUBRUM 'FRANKSRED' TM (TO MATCH EXISTING TREES ALONG ENTRY DRIVE) | RED SUNSET MAPLE | 2" CAL. B&B | AS SHOWN |
| | 4 | CHAMAECYPARIS NOOTKATENSIS | ALASKAN CEDAR | 6'–7' HT. B&B | AS SHOWN |
| | 6 | PINUS CONTORTA | SHORE PINE | 6' HT. B&B | AS SHOWN |
| | 23 | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | 2" CAL. B&B | AS SHOWN |
| | 5 | QUERCUS COCCINEA | SCARLET OAK | 2" CAL. B&B | AS SHOWN |
| | 18 | THUJA PLICATA | WESTERN RED CEDAR | 6' HT. B&B | AS SHOWN |

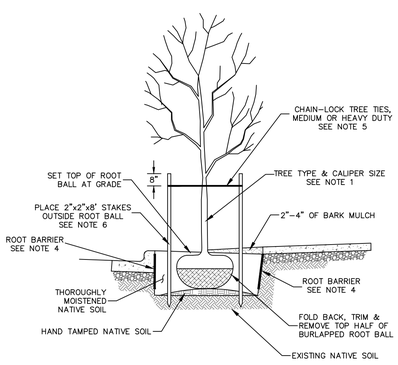
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---|---|---|---|---|---|
| | 13 | CORNUS ALBA 'ARGENTEO–MARGINATA' | VARIEGATED DOGWOOD | 5 GAL CONT. | 60" o.c. |
| | 16 | CORNUS SERICEA 'FLAVIRAMEA' | YELLOW TWIG DOGWOOD | 2 GAL CONT. | 60" o.c. |
| | 26 | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL CONT. | 60" o.c. |
| | 15 | PIERIS FORMOSA 'VALLEY FIRE' | VALLEY FIRE PIERIS | 5 GAL CONT. | 60" o.c. |
| | 21 | POTENTILLA FRUTICOSA 'GOLDFINGER' | GOLDFINGER POTENTILLA | 2 GAL CONT. | 48" o.c. |
| | 15 | RHODODENDRON X 'ANAH KRUSCHKE' | HYBRID RHODODENDRON | 15–18" HT. CONT. | 60" o.c. |
| | 11 | SPIRAEA X VANHOUTTEI 'RENAISSANCE' | VANHOUTTE SPIREA | 5 GAL CONT. | 60" o.c. |

| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---|---|---|---|---|---|
| | 1,819 | COTONEASTER DAMMERI | BEARBERRY COTONEASTER | 1 GAL CONT | 30" o.c. |
| | 746 | FRAGARIA CHILOENSIS | COASTAL STRAWBERRY | 1 GAL CONT | 30" o.c. |
| | 26,160 SF± | GRASSLANDS NATIVE SEED MIX (OR APPROVED EQUAL) – SUNMARK SEEDS<br>– BLUE WILDRYE (40%)<br>– CALIFORNIA BROME (40%)<br>– NATIVE RED FESCUE (15%)<br>– TUFTED HAIRGRASS (5%)<br>APPLICATION RATE SHALL BE 1 LB. PER 1,000 SF OR AS RECOMMENDED BY MANUFACTURER | | | |




SCALE 1" = 40 FEET

40 0 16 24 32 40




**CROSS SECTION**

NOTES:

1. TREE SPECIES AND CALIPER SIZE ARE TO BE APPROVED BY THE CITY PLANNING DEPARTMENT.
2. ADJUST PLANTING LOCATIONS SO THAT TREE CROWN OR ROOT BALL DOES NOT CONFLICT WITH ABOVE OR BELOW – GROUND UTILITIES.
3. DO NOT UNDERMINE CURB OR SIDEWALK WHEN EXCAVATING.
4. ALL TREES WITH TRUNKS CLOSER THAN 4' TO ASPHALT OR CONCRETE SURFACE SHALL HAVE A MINIMUM OF AN 18" ROOT BARRIER INSTALLED AT 10' IN LENGTH AND CENTERED ON TREE.
5. PROVIDE A LOOP IN CHAIN–LOCK LARGE ENOUGH TO ALLOW FOR TRUNK GROWTH.
6. TREE STAKES ARE TO BE REMOVED FOLLOWING THE REQUIRED ESTABLISHMENT PERIOD.

| STANDARD DRAWING TITLE | DRAWING NUMBER |
|---|---|
| STREET TREE DETAIL | RD-80 |
| SCALE | DATE |
| N.T.S. | MAR '16 |

City of Sherwood Oregon

Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
2. PLANTING PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY AND IS PRELIMINARY. PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, AND OTHER PLAN CHANGES MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL DUE TO SITE CONDITIONS AND PLANT AVAILABILITY WHERE ALLOWED BY SHERWOOD DESIGN STANDARDS.
3. ALL TREES SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD DESIGN STANDARDS AND MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2) FOR GRADE NO. 1 OR BETTER. PLANT IN ACCORDANCE WITH "BEST–PRACTICE" INDUSTRY STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
4. CONTRACTOR SHALL INSTALL ROOT BARRIER ADJACENT TO HARD SURFACE FOR TREES WITHIN 4' OF PAVING. ROOT BARRIER SHALL BE A MINIMUM OF 18" DEEP X 10' LONG AND CENTERED ON THE TREE TRUNK ADJACENT TO PAVING.
5. DOUBLE STAKE ALL TREES. REFER TO CITY OF SHERWOOD STANDARD TREE PLANTING DETAIL, THIS SHEET.
6. ALL TREES SHALL BE PLANTED A MINIMUM OF 3' O.C. FROM BACK OF PAVING. CONTRACTOR SHALL FIELD ADJUST IF NECESSARY TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, BUILDING AND ROOF OVERHANGS, EXISTING VEGETATION AND TREE CANOPIES, ETC.
7. SOIL PREPARATION: ALL TREE, SHRUB, AND GROUNDCOVER AREAS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL, PLUS AN ADDITIONAL 24" OF NON–COMPACTED SUBSOIL AVAILABLE. EXISTING NATIVE SOIL OR STOCKPILED TOPSOIL STRIPPING MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, WEED SEEDS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE OF EXISTING LANDSCAPE AREAS TO REMAIN AND AS SHOWN ON GRADING PLANS. TOPSOIL SHALL BE PLACED AND WORKED IN FRIABLE (WORKABLE) CONDITION. BACKFILL ALL PLANTING HOLES WITH 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
8. MULCH: APPLY 3" DEEP MEDIUM GRIND OR SHREDDED DARK HEMLOCK OR FIR MULCH AROUND ALL PLANTINGS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
9. IRRIGATION: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A PERMANENT, UNDERGROUND 'DESIGN–BUILD' IRRIGATION SYSTEM TO WATER ALL NEW PLANTING BED AREAS. COORDINATE POINT–OF–CONNECTION (POC), CITY APPROVED DOUBLE–CHECK VALVE ASSEMBLY, AND SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, ROADWAYS, ETC.)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# SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON

WASHINGTON COUNTY TAX MAP 2S 1 29DC

TAX LOT 100

# PRELIMINARY LANDSCAPE PLAN

| | |
|---|---|
| DESIGNED BY: | JPC |
| DRAWN BY: | LTP |
| CHECKED BY: | JPC |
| SCALE: | AS NOTED |

DATE: 6/20/2016

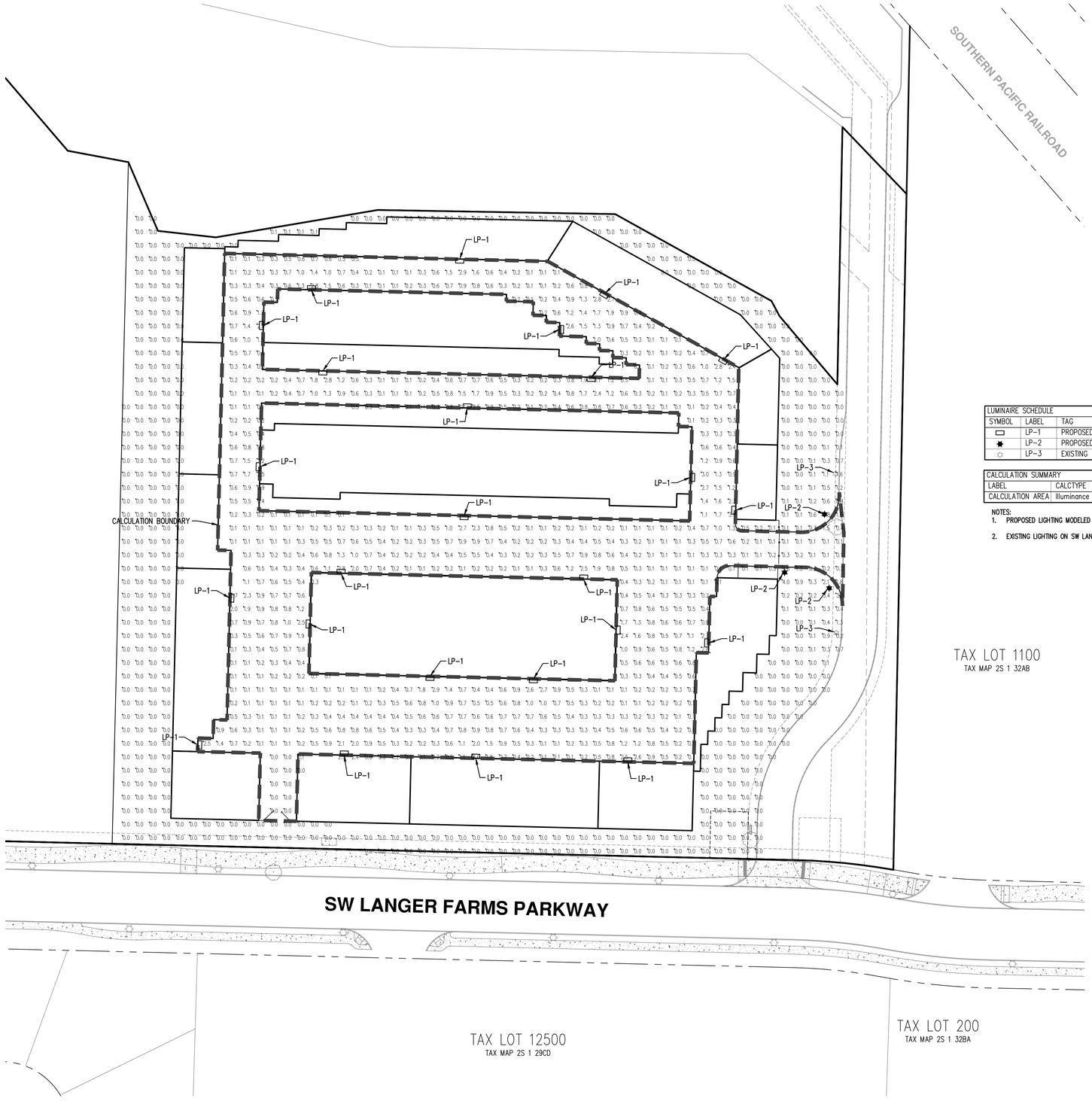
REGISTERED LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION — OREGON — JOHN P. CARLSON — 12/20/13

REVISIONS

JOB NUMBER 4668

SHEET P09A

AKS DRAWING FILE: 4668 LANDSCAPE PLAN.DWG | LAYOUT: P09A




| LUMINAIRE SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| SYMBOL | LABEL | TAG | DESCRIPTION | QTY | TOTAL LAMP LUMENS | LUM. WATTS | LLF |
| ▭ | LP-1 | PROPOSED | VISIONAIRE MALIBU LED (15' MOUNTING HEIGHT) | 35 | 2,863 | 27 | 0.90 |
| ✱ | LP-2 | PROPOSED | ROUND CLEAR BOLLARD WITH 180 DEGREE SHEILD (3' MOUNTING HEIGHT) | 3 | 5,600 | 70 | 0.70 |
| ☼ | LP-3 | EXISTING | ROUND CLEAR BOLLARD WITH 180 DEGREE SHEILD (3' MOUNTING HEIGHT) | 2 | 5,600 | 70 | 0.70 |

| CALCULATION SUMMARY | | | | | | | |
|---|---|---|---|---|---|---|---|
| LABEL | CALCTYPE | UNITS | AVG | MAX | MIN | AVG/MIN | MAX/MIN |
| CALCULATION AREA | Illuminance | Fc | 0.6 | 4.8 | 0.1 | 6 | 48 |

NOTES:
1. PROPOSED LIGHTING MODELED TO MEET CITY OF SHERWOOD MUNICIPAL CODE 16.154.010
2. EXISTING LIGHTING ON SW LANGER FARMS PARKWAY NOT MODELED

SCALE 1" = 40 FEET

40 0 16 24 32 40

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# SENTINEL STORAGE
## ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

# PRELIMINARY LIGHTING PLAN

DESIGNED BY: MKK
DRAWN BY: MKK
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
OREGON
JOHN CHRISTIANSEN
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P10

AKS DRAWING FILE: 4668 LIGHTING PLAN.DWG | LAYOUT: P10

**LEGEND**

CIRCULATION

CURRENT LAND USE — CURRENT LAND USE ZONING

NOTE: AERIAL PHOTO FROM GOOGLE EARTH (12/02/2015)

SCALE 1" = 100 FEET

100 0 40 60 80 100

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# SENTINEL STORAGE ANNEX PHASE 2

SHERWOOD OREGON

TAX LOT 100 — WASHINGTON COUNTY TAX MAP 2S 1 29DC

# CIRCULATION PLAN WITH AERIAL PHOTO

| | |
|---|---|
| DESIGNED BY: | JPC |
| DRAWN BY: | LTP |
| CHECKED BY: | JPC |
| SCALE: | AS NOTED |

DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER — OREGON — CHRISTIANSEN

PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P11

AKS DRAWING FILE: 4668 CIRCULATION.DWG | LAYOUT: P11

## SOUTH ELEVATION DETAIL

1/8" = 1'

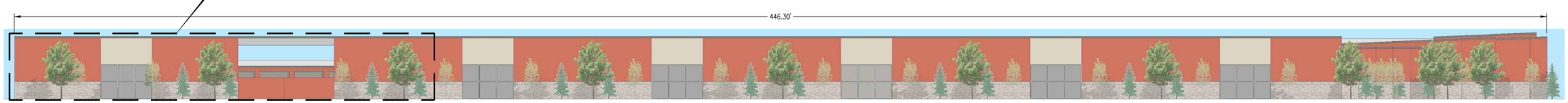
## SOUTH ELEVATION

1/32" = 1'

NOTE: THIS DRAWING WAS PREPARED FOR THE PURPOSE OF REPRESENTING EXTERIOR BUILDING FINISHES. LANDSCAPE TREES ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLAN FOR TREE LOCATIONS.

## WEST ELEVATION DETAIL

1/8" = 1'




## WEST ELEVATION

1/32" = 1'

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# SENTINEL STORAGE
## ANNEX PHASE 2

SHERWOOD OREGON
TAX LOT 100 WASHINGTON COUNTY TAX MAP 2S 1 29DC

# ARCHITECTURAL ELEVATIONS

DESIGNED BY: JPC
DRAWN BY: LTP
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 6/20/2016

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
JOHN P. CHRISTIANSEN
RENEWAL DATE: 12/31/17

REVISIONS

JOB NUMBER
4668

SHEET
P12

AKS DRAWING FILE: 4668 ARCH ELEV.DWG | LAYOUT: ARCH ELEV - FULL SIZE