COTTLE PARTITION

SE 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1
WEST OF THE WILLAMETTE MERIDIAN
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

SYMBOLS

EXISTING	PROPOSED	
		CATCH BASIN/CURB INLET
		AREA DRAIN
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		WATER VALVE
WM	WM	WATER METER
		WATER VAULT
		GATE VALVE
UNK		UNKNOWN UTILITY STUB
		TELEPHONE PEDESTAL/MANHOLE
		POWER VAULT/METER
		POWER TRANSFORMER
		POLE ANCHOR
GM		GAS METER
		GAS VALVE
		POWER POLE
		STREET/PARKING/FLOOD LIGHT
		BOLLARD
		SANITARY SEWER MANHOLE
		STORM DRAIN
		SAMPLING STATION
		BLOW OFF ASSEMBLY
		CLEANOUT
		WELL
		MONUMENT
		BENCH MARK
		STREET BARRICADE
		THRUST BLOCKING
		TREE
		DIVERSION MANHOLE
		CONTROL POINT
		IRON ROD/PIPE
	B-BOREHOLE	SOIL BORING
		SIGN POST
MB	MB	MAILBOX
		GATE
ICB	ICB	IRRIGATION CONTROL BOX
PBUQ	PBUQ	POWER BOX
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
		AIR CONDITIONING UNIT

LINETYPES

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		LIMITS OF DISTURBANCE
		BUILDING FOOTPRINT
- XXX -	- XXX -	MAJOR CONTOUR
- XXX -	- XXX -	MINOR CONTOUR
X X	X X	FENCE
SAN	SAN	SANITARY SEWER
STORM	STORM	STORM PIPE
W W	W W	WATER MAIN
		SAWCUT LINE
		DRAINAGE DITCH
GAS	GAS	GAS MAIN
EOP	EOP	EDGE OF PAVEMENT
		RETAINING WALL
		CONCRETE PAD/SIDEWALK
		STREAM
PH	PH	COMM LINE
		COMBINED SEWER
OH		OVERHEAD LINE
UP		UNDERGROUND POWER
		RIGHT-OF-WAY
		EASEMENT – ROAD
		EASEMENT – UTILITY
		STRIPING – ROADWAY
		STRIPING – PARKING LOT
		PARCEL/PROPERTY LINE
		LOT LINE
		CURB
		ROADWAY CENTERLINE
		GRAVEL EDGE
FM	FM	FORCE MAIN
		RAILROAD TRACKS
		LANDSCAPE

ABBREVIATIONS

(AB)	AS-BUILT	NTS	NOT TO SCALE
ODOT	OREGON DEPT OF TRANSPORTATION	PL	PROPERTY LINE
BC	BACK OF CURB	PUE	PUBLIC UTILITY EASEMENT
C&G	CURB & GUTTER	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CL	CENTERLINE	S=	SLOPE
CY	CUBIC YARD	SS/SSWR	SEWER
DTL	DETAIL	SW	SIDEWALK
E	ELECTRIC	STD	STANDARD
EL/ELEV	ELEVATION	STA	STATION
EOP	EDGE OF PAVEMENT	SD	STORM DRAIN
ESMT	EASEMENT	SF	SQUARE FOOT
EX	EXISTING	TB	TOP OF BANK
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TW	TOP OF WALL
FG	FINISH GRADE	VERT	VERTICAL
FL	FLOW LINE	R/RT	RIGHT
FP	FINISH PAD	L/LT	LEFT
FH	FIRE HYDRANT	PC	POINT OF CURVATURE
GB	GRADE BREAK	PCC	POINT OF COMPOUND CURVATURE
IE	INVERT ELEVATION	PRC	POINT OF REVERSE CURVATURE
LF	LINEAR FOOT	PT	POINT OF TANGENCY
MH	MANHOLE	UNKN	UNKNOWN

APPLICANT:

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EMAIL: MARK@PAULSENGILGAN.COM

SITE PLANNERS/ENGINEERS/SURVEYORS:

WELKING ENGINEERING, P.C.
CONTACT: ED CHRISTENSEN, P.E.
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PHONE: (503)380-5324

UTILITY NOTE:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.

MONUMENT NOTE:

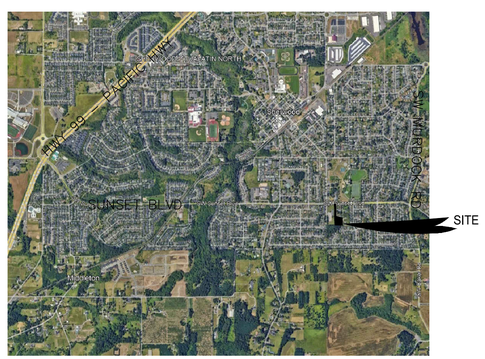
THIS DESIGN COMPLIES WITH ORS 92.004 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS OR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

811
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

LOCATES:

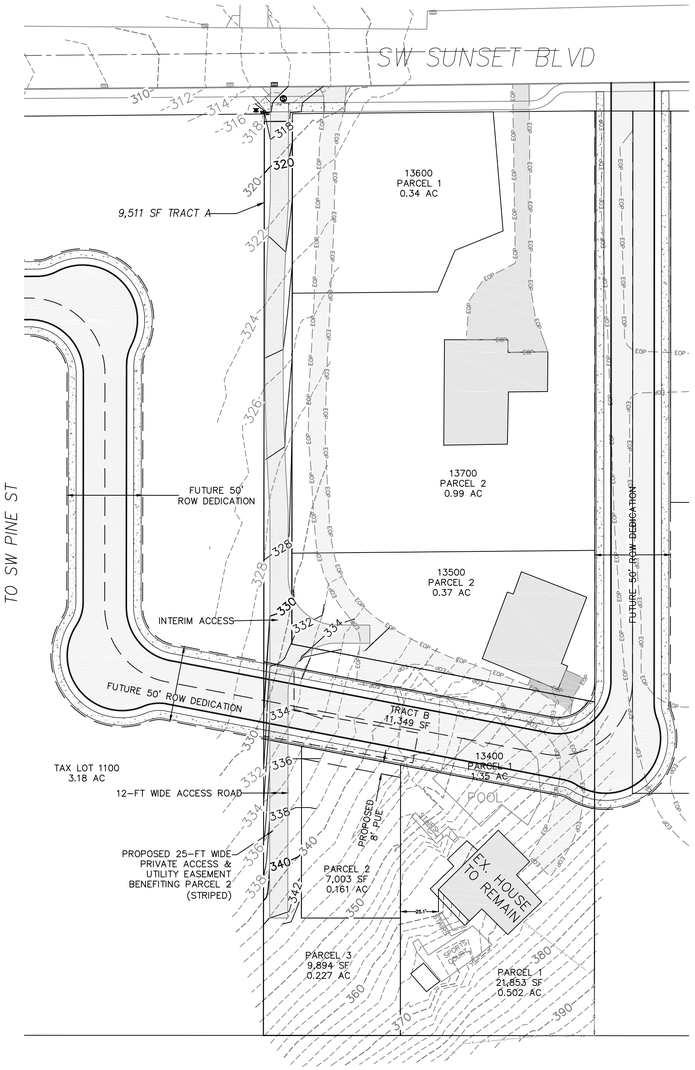
48 HOUR NOTICE REQUIRED PRIOR TO EXCAVATION
THE CONTRACTOR MUST COMPLY WITH THE REGULATIONS OF ORS 757.541 TO 757.571 IN LOCATGION AND PROTECTION OF UNDERGROUND UTLIITIES. OREGON LAW REQUIRES COMPLIANCE WITH RULES ADOPTED BY THE OREFON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-002-0010 THROUGH OAR 952-001-0090. COPIES OF THE RULES MAY BE OBTAINED BY CALLING THE CENTER AT (503) 282-1987.

SITE MAP
NTS



VICINITY MAP
NTS

INDEX OF DRAWINGS:



NO.	DATE	REVISION

ENGINEERING
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SURVEYING • PLANNING
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ENGINEERING P.C.

COVER SHEET
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140
WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	1" = 50' HORIZONTAL; N.A. VERTICAL
PROJECT NO:	24-500.12
SHEET	001

DATE PLOTTED: Aug 25, 2025 - 2:08pm
DRAWING FILE: P:\Project Data\24-500.12 Cottle\VWC\civil\Sheets\24-500.12 Cottle civil.dwg

GENERAL NOTES OF WELKIN ENGINEERING, P.C.

1. WORKMANSHIP AND MATERIAL SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY REQUIREMENTS AND WITH ACCEPTED CONTEMPORARY STANDARDS OF CRAFTSMANSHIP. THE CONTRACTOR SHALL OBTAIN A COPY OF AND COMPLY WITH EACH OF THESE PROVISIONS.

2. THE CONTRACTOR SHALL KEEP AND MAINTAIN A CURRENT SET OF DRAWINGS FOR THE DESIGN ENGINEER SHOWING AS-CONSTRUCTED DATA AND ALL FIELD ALTERATIONS. THESE CONSTRUCTION FIELD PRINTS SHALL BE TRANSMITTED TO THE DESIGN ENGINEER AND SHALL SHOW ANY AND ALL ALTERATIONS FROM THE PLANS.

3. THE ENGINEER MAY REQUIRE MODIFICATIONS DURING CONSTRUCTION WHERE NECESSITY REQUIRES. THE CONTRACTOR SHALL OBTAIN APPROPRIATE APPROVAL FOR ANY ALTERATIONS, EXCEPTING MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, AND DOCUMENT ALL MODIFICATIONS ON THE FIELD PRINTS.

4. THE LOCATION AND DESCRIPTION OF EXISTING UTILITIES, WATER COURSES, AND/OR UNDERGROUND STRUCTURES SHOWN ON THE PLANS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND NATURE OF SUCH, AND PRIOR TO DIGGING, SHALL CALL FOR UTILITY LOCATE. IN SOME INSTANCES THE INDIVIDUAL UTILITIES WILL NEED TO BE CONTACTED.

5. THE CONTRACTOR SHALL REPORT TO THE ENGINEER IMMEDIATELY ANY ERROR OR DISCREPANCY DISCOVERED IN THE CONTRACT DRAWINGS OR IN ANY OTHER DATA FURNISHED BY THE ENGINEER.

6. THE CONTRACTOR SHALL CONTACT UTILITY OWNERS, VERIFY ALL UTILITY INVOLVEMENT WITHIN THE WORK, AND ARRANGE FOR THE RELOCATION OF ANY UTILITIES IN CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOR THE FLOW OF WATER COURSES AND ESSENTIAL UTILITIES THAT MAY BE INTERRUPTED DURING THE PROGRESS OF THE WORK AND SHALL RESTORE SUCH WATER COURSES AND UTILITIES AFTER COMPLETION OF THE WORK. THE CONTRACTOR SHALL NOT INTERRUPT THE SERVICE FUNCTION OR DISTURB THE SUPPORT OF ANY UTILITY WITHOUT AUTHORITY FROM THE OWNER OF THE UTILITY. ALL VALVES, SWITCHES, VAULTS AND METERS SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY SHUTOFF.

7. ALL VAULTS, BOXES, FRAMES, COVERS, EXISTING AND PROPOSED MONUMENTS, AND OTHER STRUCTURES SHALL BE BROUGHT TO FINISH GRADE.

8. THE CONTRACTOR SHALL NOT DISTURB, FILL OVER, BUILD OVER, OR PAVE OVER ANY STANDARD SURVEY MONUMENTS, LOT CORNER PIPES, OR OTHER PERMANENT SURVEY MONUMENTS DURING THE PROCESS OF CONSTRUCTION WITHOUT THE CONSENT OF THE ENGINEER. ANY THAT ARE DISTURBED WITHOUT PERMISSION SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. WHEN A CHANGE IS MADE IN THE FINISH ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL ADJUST THE MONUMENT COVER TO THE NEW GRADE WITHIN 7 DAYS OF FINISHED PAVING UNLESS OTHERWISE SPECIFIED.

9. THE CONTRACTOR IS TO CHECK ALL THE LINES AND GRADES AND ANY OTHER DIMENSIONS DETERMINED BY THE ENGINEER, AND SHALL TAKE FULL RESPONSIBILITY FOR DETAILED DIMENSIONS, ELEVATIONS, AND SLOPES. THE CONTRACTOR IS OBLIGED TO PRESERVE CONSTRUCTION SURVEY STAKES AND MARKS FOR THE DURATION OF THEIR USEFULNESS.

10. THE CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI, CONSTRUCTION AND MAINTENANCE. LOCAL AND EMERGENCY ACCESS SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL SUBMIT A PLAN FOR THE TRAFFIC CONTROL TO THE APPROPRIATE COUNTY, WATER ENVIRONMENT SERVICES (WES), OR STATE AGENCY FOR APPROVAL.

11. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK AND UNTIL THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS, AND UNUSED MATERIALS OF ANY KIND RESULTING FROM THE WORK. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING, AND SPRINKLING AS NECESSARY. MATERIALS AND EQUIPMENT SHALL BE REMOVED FROM THE SITE AS SOON AS THEY ARE NO LONGER NECESSARY. FORMS AND FORM LUMBER SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICABLE AFTER STRIPPING. BEFORE THE FINAL INSPECTION, THE SITE SHALL BE CLEARED OF EQUIPMENT, UNUSED MATERIALS, AND RUBBISH SO AS TO PRESENT A SATISFACTORY CLEAN AND NEAT APPEARANCE. ALL CLEANUP COSTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. IF THE CONTRACTOR FAILS TO COMMENCE THE CLEANUP WITHIN 24 HOURS AFTER DIRECTED BY THE ENGINEER, THE ENGINEER MAY HAVE THE WORK PERFORMED BY OTHERS, WITH THE COST BORNE BY THE CONTRACTOR AND DEDUCTED FROM PAYMENTS DUE OR TO BECOME DUE TO THE CONTRACTOR, OR MAY ORDER WORK SUSPENDED UNTIL THE CONDITION IS CORRECTED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED AS A RESULT OF SUCH A SUSPENSION.

12. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF O.S.H.A., AND IN PARTICULAR, THOSE PERTAINING TO SHORING, OPEN EXCAVATIONS, AND THE PROTECTION OF WORKERS.

13. NO CONSTRUCTION MATERIAL SHALL BE PLACED OR STORED IN THE EXISTING PUBLIC RIGHT-OF-WAY.

GRADING NOTES

1. ALL ECAVATION, FILL, AND GRADING WORK TO BE IN COMPLIANCE WITH THE CLACKAMAS GRADING OREDIANCE. SEE GENERAL CLACKAMAS GRADING NOTES ON SHT. C-5 (DETAILS – N100 & N200).

2. THTHE GRANULAR FILL FOR EMBANKMENT SHALL BE APPROVED BY THE GEOTECHNICAL ENGINR PRIOR TO PLACEMENT. SEE NOTES 5, 6, AND 7 BELOW.

3. SPREADING OF MUD OR DEBRIS UPON ANY PUBLIC ROAD IS PROHIBITED. THE CITY MAY ORDER STOPPAGE OF WORK TO EFFECT CORRECTIVE ACTION, AT ANY TIME. MUD OR DEBRIS SHALL BE SWEPT FROM PUBLIC ROAD.

4. EFFECTIVE EROSION CONTROL, DUST CONTROL, AND DRAINAGE CONTROL IS REQUIRED AT ALL TIMES. THE COUNTY MAY ORDER STOPPAGE OF WORK TO EFFECT CORRECTIVE ACTION, AT ANY TIME.

5. EMBANKMENTS OR STRUCTURAL FILLS FOR ROADWAY CONSTRUCTION OR FILLS TO BE CONSTRUCTED FROM EXCAVATED MATERIALS ACCEPTABLE TO THE SOILS ENGINEER SHALL BE BROUGHT TO GRADE IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE. ALL EMBANKMENTS, FILLS, AND BACKFILLS WITHIN 3 FT OF ESTABLISHED SUBGRADE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. BELOW THE 3 FT LIMIT, COMPACTION SHALL BE 90 PERCENT. MATERIALS WITHIN 1 FT BELOW ROADBED SUBGRADE OR STRUCTURE FOUNDATION ELEVATION SHALL BE 3-INCH MAXIMUM AND SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. COMPACTION TESTING TO MEET AASHTO T-180.

6. STRUCTURAL FILLS SHALL COMPLY WITH CHAPTER 1803 OF THE INTERNATIONAL BUILDING CODE. CONSTRUCTION ON EXISTING SLOPES GREATER THAN 5:1 SHALL BE ACHIEVED BY BENCHING INTO TO THE EXISTING BANK A MINIMUM OF TEN FEET. IF THE BENCH EXPOSES SAND SOIL, AN UNDERDRAIN MUST BE PROVIDED BY PLACING FABRIC, EQUIVALENT TO EXXON GTF 12500 ALONG THE BOTTOM OF THE STARTING BENCH, THEN PLACING A SIX INCH LAYER OF 1 1/2"-0" DRAIN ROCK, AND FINALLY COVERING THE DRAIN ROCK WITH NONWOVEN FILTER FABRIC. SUCCESSIVE BENCHES SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES. EACH 8 INCH LAYER SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT AASHTO T-180 DENSITY. THE FILL SLOPES SHALL NOT EXCEED 2:1 AT FINISHED GRADE. NO ROCK OR SIMILAR MATERIAL EXCEEDING A 12 INCH DIAMETER SHALL BE ALLOWED IN THE STRUCTURAL FILL.

7. THE GEOTECHNICAL ENGINEER (NW GEOTECH, INC.) FOR STRUCTURAL FILL SHALL BE NOTIFIED BY THE CONTRACTOR 24 HOURS IN ADVANCE OF STARTING BENCHWORK TO DETERMINE THE NEED FOR THE UNDERDRAIN LAYER AND TO VERIFY EXISTING CONDITIONS.

8. THE COUNTY SHALL BE PROVIDED WITH A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT/RECOMMENDATION CHANGES.

9. IF SPRING OR GROUND WATER ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE SOILS AND CIVIL ENGINEERS OF THE CONDITIONS FOUND AND COORDINATE HIS ACTIVITIES IN A MANNER THAT WILL ALLOW THE ENGINEERS TIME TO REVIEW THE SITUATION AND PREPARE A PLAN TO PROPERLY MITIGATE THE WATER ENCOUNTERED.

10. THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER TAKE COMPACTION TESTS TO MEET AASHTO T-180. A MINIMUM OF THREE TESTS WILL BE REQUIRED FOR EACH 2 FEET OF FILL.

11. ALL FILLS ON TAX LOTS (TL) 3700 AND 3800 WITHIN THE FUTURE RIGHT-OF-WAY SHALL COMPLY ALL GRADING NOTES IN THIS SECTION, BUT FOR THE TOP 1 FOOT, WHICH SHALL BE NON-STRUCTURAL STRIPPINGS WITH MINIMAL COMPACTION.

UNDERGROUND UTILITY LOCATE

PRIOR TO EXCAVATION CONTACT THE OREGON UTILITY NOTIFICATION CENTER
AT 811 FOR UNDERGROUND UTILITY LOCATE.

(GENERAL NOTES OF WELKIN ENGINEERING, P.C. CONTINUED:)

MATERIALS

1. HIGH-DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2648, AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTMD-3212.

INSTALLATION

1. HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. AFTER THE CONTRACTOR HAS BACKFILLED THE PIPE ZONE OF THE TRENCH AS REQUIRED, HE SHALL THEN BACKFILL THE BALANCE OF THE TRENCH, WITH 3"-0" OR 1"-0" CRUSHED AGGREGATE, IN ONE FOOT (1') LAYERS, MECHANICALLY COMPACTING EACH LAYER TO 95% OF MAXIMUM DENSITY IN ROADWAYS AND 85% TO 90% IN ALL OTHER AREAS. MAXIMUM RELATIVE DENSITY SHALL BE DETERMINED PER AASHTO T-180. IN PLACE, DENSITY SHALL BE DETERMINED PER AASHTO T-191, T-205 OR T -238. ANY SUBSEQUENT SETTLEMENT OF THE TRENCH OR DITCH DURING THE GUARANTEE PERIOD SHALL BE CONSIDERED TO BE THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE COUNTY OR OWNER.

UNDERGROUND UTILITY LOCATE

PRIOR TO EXCAVATION CONTACT THE OREGON UTILITY NOTIFICATION CENTER
AT 811 FOR UNDERGROUND UTILITY LOCATE.

SEEDING NOTES

8. PERMANENT SEEDING APPLICATIONS MUST BE COMPLETED PRIOR TO ISSUING A CERTIFICATE OF COMPLETION.

9. ALL SEEDS APPLIED FOR TEMPORARY EROSION CONTROL MUST BE CERTIFIED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

10. TEMPORARY GRASS COVER MEASURES MUST BE FULLY ESTABLISHED BY NOVEMBER 1ST OR OTHER GROUND COVER MEASURES WILL HAVE TO BE IMPLEMENTED. IN ORDER TO ESTABLISH AN 80% HEALTHY STAND OF GRASS, ALL SEEDING APPLICATIONS MUST BE COMPLETED PRIOR TO SEPTEMBER 1ST OR THE SITE SHALL BE MULCHED THROUGH THE WINTER.

11. APPLY PERMANENT SEEDING WHEN NO FURTHER DISTURBANCES ARE PLANNED.

12. SEED SHOULD BE APPLIED IMMEDIATELY AFTER SEEDBED PREPARATION WHILE THE SOIL IS LOOSE AND MOIST.

13. APPLY SEED BEFORE APPLYING STRAW MULCH OR OTHER GROUND COVER APPLICATIONS.

14. HYDROMULCH SHALL BE APPLIED WITH GRASS SEED AT A RATE OF 2000 LB/ACRE. ON SLOPES STEEPER THAN 10%, HYDROSEED AND MULCH SHALL BE APPLIED WITH A BONDING AGENT (TACKIFIER). APPLICATION RATE AND METHODOLOGY TO BE IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

15. DRY, LOOSE, WEED-FREE STRAW USED AS MULCH SHALL BE APPLIED AT DOUBLE THE HYDROMULCH APPLICATION REQUIREMENT (4000 LB/ACRE). ANCHOR STRAW BY WORKING IN BY HAND OR WITH EQUIPMENT (ROLLERS. CLEAT TRACKS, ETC).

16. PERMANENT OR TEMPORARY IRRIGATION SHALL BE SUPPLIED ESPECIALLY IN ABNORMALLY HOT OR DRY WEATHER OR ON ADVERSE SITES. WATER APPLICATION RATES SHOULD BE CONTROLLED TO PROVIDE ADEQUATE MOISTURE WITHOUT CAUSING RUNOFF.

17. RECOMMENDED EROSION CONTROL GRASS SEED MIXES ARE AS FOLLOWS. SIMILAR MIXES DESIGNED TO ACHIEVE EROSION CONTROL MAY BE SUBSTITUTED IF APPROVED BY LOCAL JURISDICTION;

A. DWARF GRASS MIX. (LOW HEIGHT, LOW MAINTENANCE) DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT
   CREEPING RED FESCUE. 20% BY WEIGHT APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE
B. STANDARD HEIGHT GRASS MIX. ANNUAL RYEGRASS. 40% BY WEIGHT TURF-TYPE FESCUE, 60% BY
   WEIGHT APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE

NO.	DATE	REVISION

REGISTERED PROFESSIONAL ENGINEER
16,166
OREGON
SEPTEMBER 15, 1984
EDWARD K. CHRISTENSEN
VALID THROUGH 12-31-25

WELKIN ENGINEERING
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NOTES

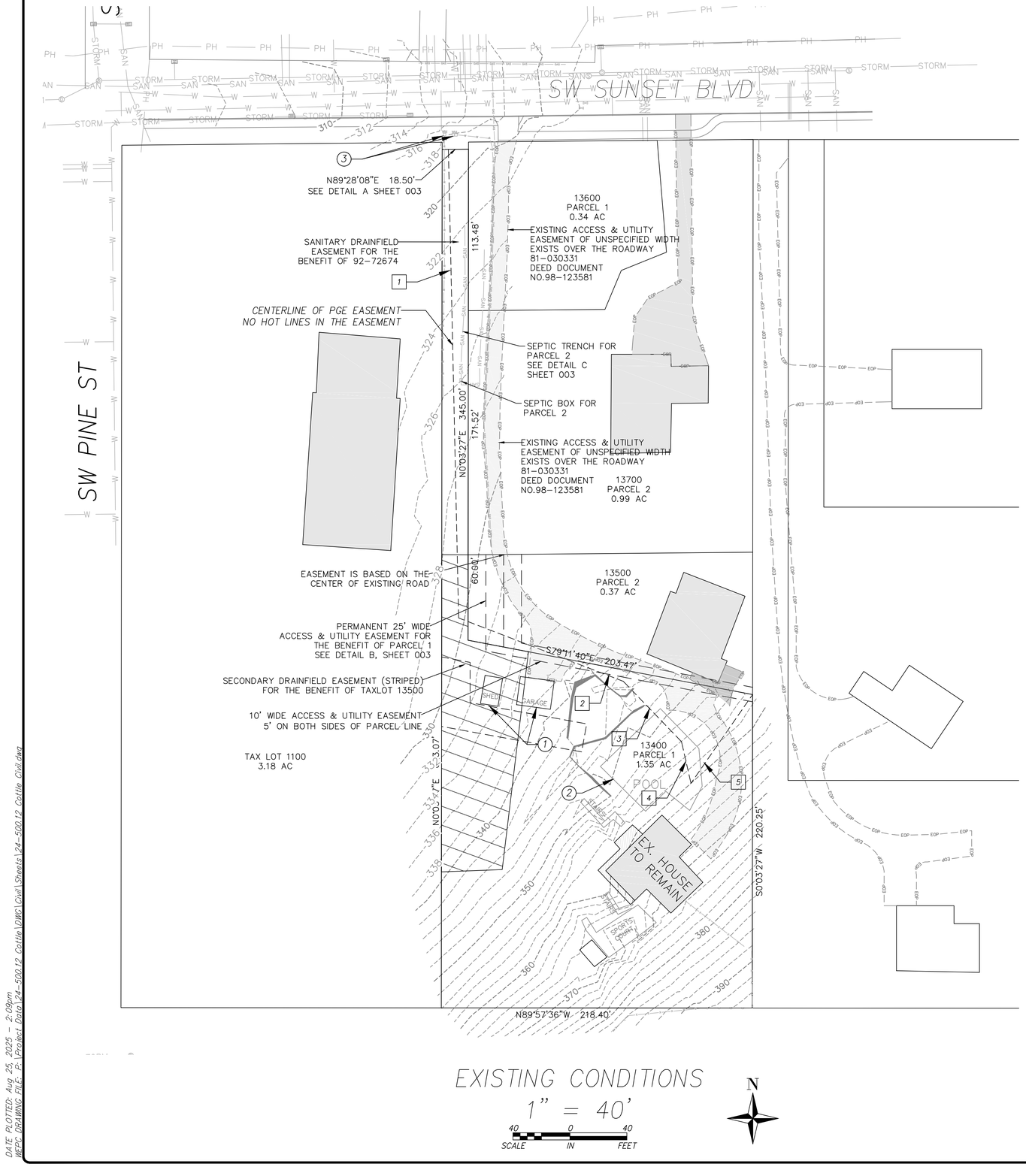
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

WASHINGTON COUNTY

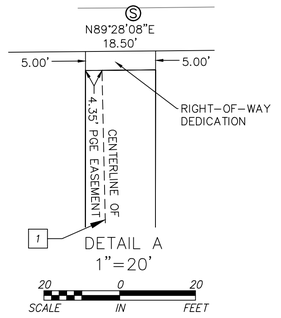
DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	N.A. HORIZONTAL
	N.A. VERTICAL
PROJECT NO:	24-500.12
SHEET	002

DATE PLOTTED: Aug 25, 2025 - 2:08pm
WEPC DRAWING FILE: P:\Project Data\24-500.12 Cottle (OWC) Civil Sheets\24-500.12 Cottle Civil.dwg

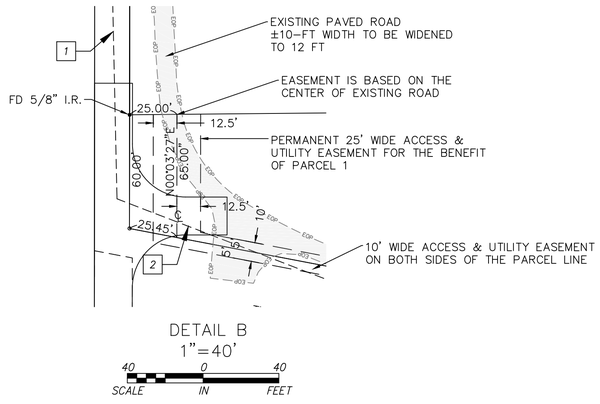


EXISTING CONDITIONS
1" = 40'
SCALE 40 0 40 IN FEET

N



DETAIL A
1"=20'
SCALE 20 0 20 IN FEET



DETAIL B
1"=40'
SCALE 40 0 40 IN FEET

DEMOLITION NOTES

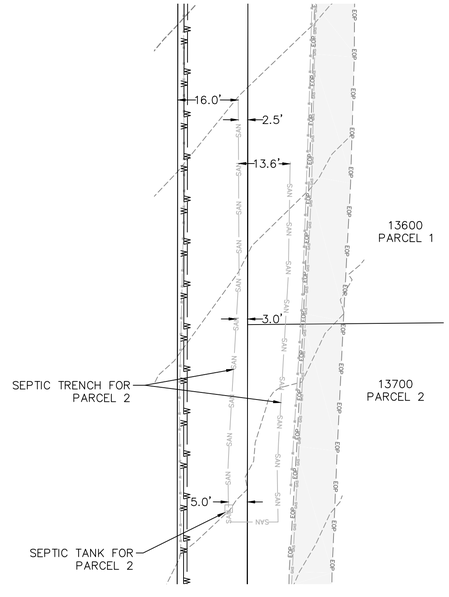
(X)

1. SHED & GARAGE WILL REMAIN UNTIL THE TIME OF DEVELOPMENT OF THE FUTURE RIGHT-OF-WAY.
2. POOL WILL REMAIN UNTILL THE DEVELOPMENT OF THE FUTURE RIGHT-OF-WAY
3. EXISTING WATER METER BOXES TO BE ADJUSTED TO MATCH FINISHED GRADE

(XX)

PGE EASEMENT COURSES

COURSE	BEARING	DISTANCE
1	S01°15'17"E	329.30'
2	S68°57'17"E	123.90'
3	S43°58'17"E	58.90'
4	S12°49'17"E	30.00'
5	N34°46'02"E	75.89'



DETAIL C
1"=20'
SCALE 20 0 20 IN FEET

NO.	DATE	REVISION

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EX CONDITIONS

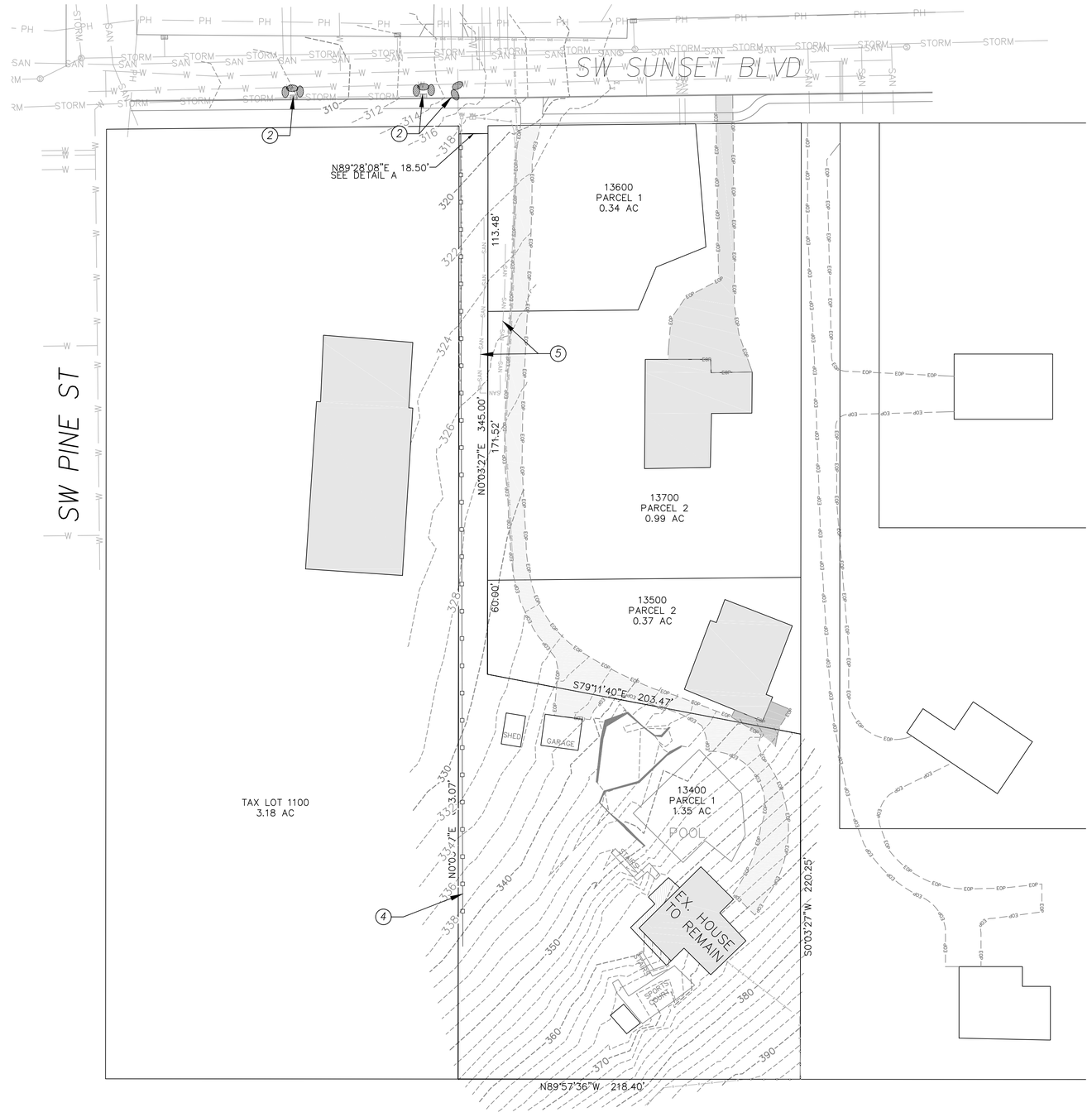
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	1" = 40'
	HORIZONTAL
	N.A.
	VERTICAL
PROJECT NO:	24-500.12
SHEET	003

DATE PLOTTED: Aug 25, 2025 - 2:09pm
WEPC DRAWING FILE: P:\Project Data\24-500.12 Cottle\DWG\Civil\Sheets\24-500.12 Cottle Civil.dwg



EXISTING CONDITIONS

1" = 40'

SCALE 40 0 40 IN FEET

N

EROSION CONTROL & DEMOLITION NOTES

DEMOLITION

1 SEE TREE PLAN ON SHEET 009 FOR TREES TO REMOVE

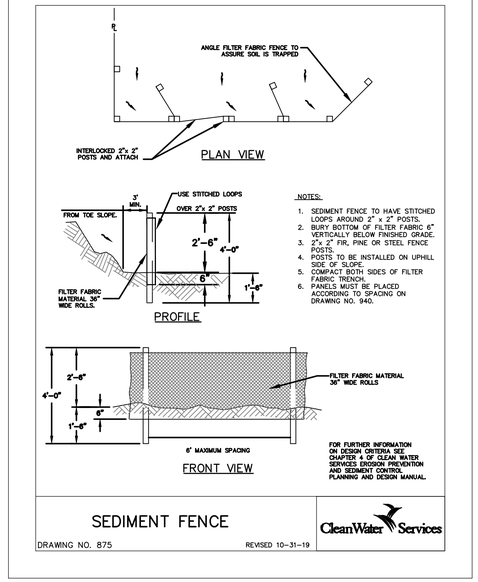
EROSION CONTROL

2 INSTALL BIO-BAGS TO PROTECT CATCH BASIN, SEE DETAIL THIS SHEET

3 SEE TREE PLAN ON SHEET 009 FOR TREES TO PROTECT

4 INSTALL SEDIMENT FENCING, SEE DETAIL THIS SHEET

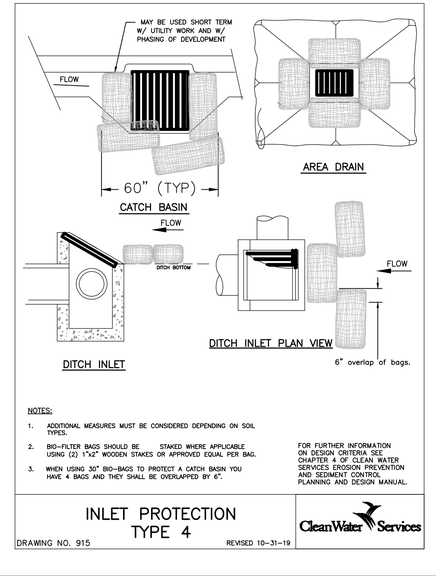
5 AVOID DISTURBANCE OF EXISTING SEPTIC TRENCH



SEDIMENT FENCE

DRAWING NO. 875 REVISED 10-31-19

Clean Water Services



INLET PROTECTION TYPE 4

DRAWING NO. 915 REVISED 10-31-19

Clean Water Services

NO	DATE	REVISION

ENGINEERING
SURVEYING • PLANNING
WELKIN ENGINEERING
2564 SW PARKWAY AVE., SUITE G
WILSONVILLE, OREGON 97070
TEL: (503) 598-1868
FAX: (503) 598-1868
e-mail: info@WelkinPC.com
www.WelkinPC.com

EROSION CONTROL PLAN

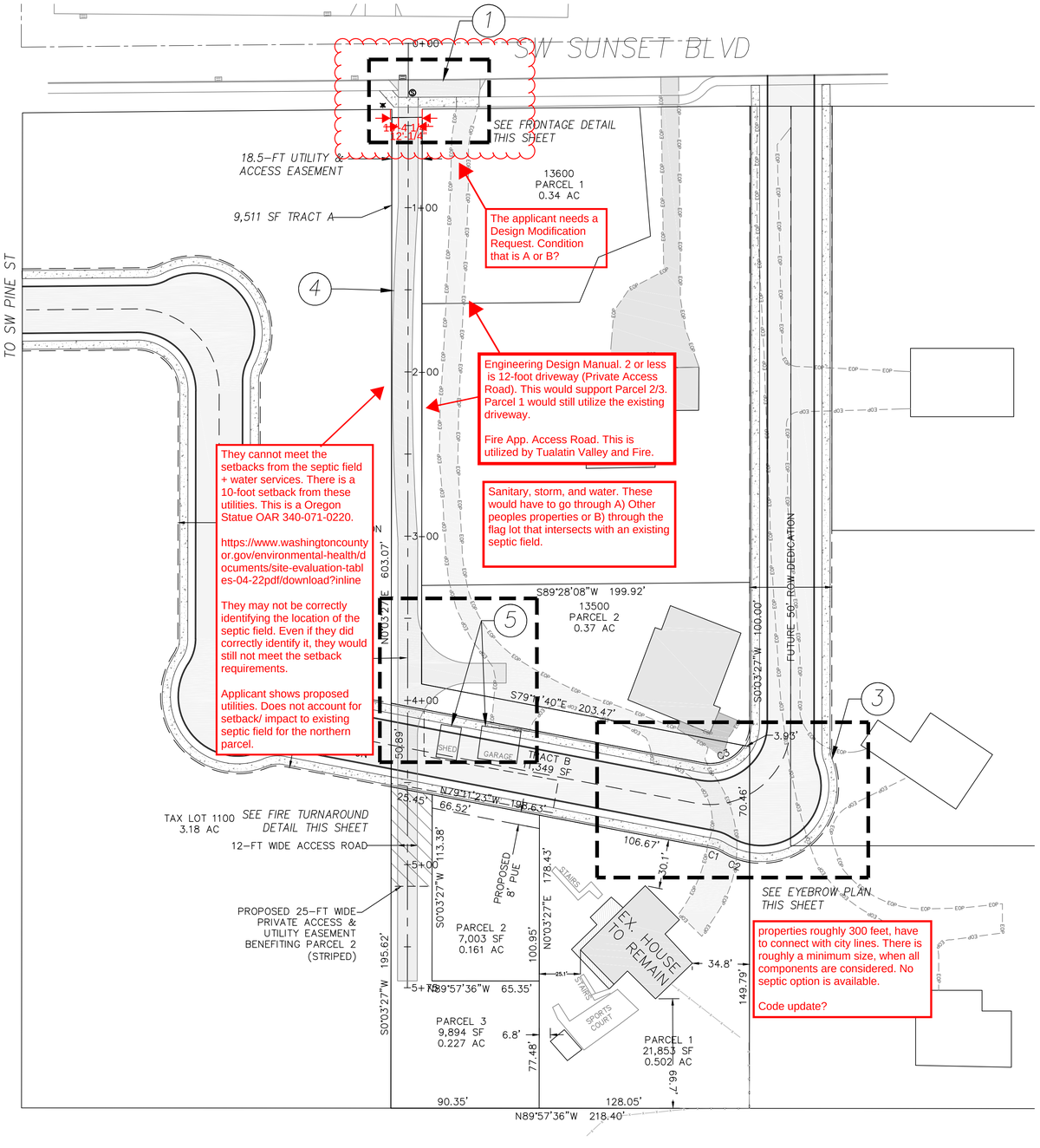
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	1" = 40'
	HORIZONTAL
	N.A.
	VERTICAL
PROJECT NO:	24-500.12
SHEET	004

DATE PLOTTED: Aug 25, 2025 - 2:09pm
WEPC DRAWING FILE: P:\Project Data\24-500.12 Cottle (DWG Civil Sheets)\24-500.12 Cottle Civil.dwg



PROPOSED 25–FT WIDE PRIVATE ACCESS & UTILITY EASEMENT BENEFITING PARCEL 2

SITE PLAN
1" = 40'

SCALE 40 0 40'-0" 40 IN FEET

CURVE TABLE

CURVE NO.	LENTH (FT)	RADIUS	DELTA	CHROD DIRECTION	CHORD LENGTH
C1	6.22	17.00	20.96	S68° 42' 31"E	6.19
C2	18.77	47.00	22.88	S69° 39' 59"E	18.64
C3	28.48	24.00	68.01	S66° 48' 09"W	26.84
C6	86.20	49.00	100.79	S50° 24' 48"W	75.51
C9	117.07	47.00	142.72	S50° 24' 48"W	89.07

SITE PLAN NOTES

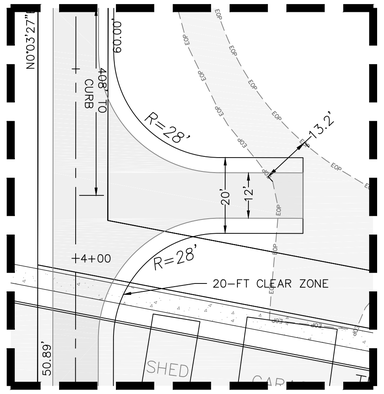
1 PROPOSED WIDENING OF EXISTING 15–FT DRIVEWAY TO 49.8–FT DRIVEWAY FOR DUAL–DRIVEWAY ACCESS

2 SEE TREE PLAN ON SHEET 009 FOR TREES TO REMOVE

3 PROPOSED FUTURE 50' ROW, EYEBROW SIMILAR TO DETAIL SHOWN ON THIS SHEET

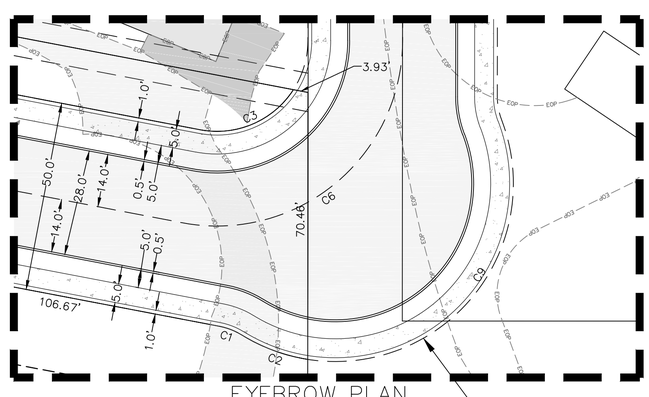
4 PARCEL 2 AND 3 ACCESSED BY 18.5'–WIDE INTERIM ACCESS UNTIL FUTURE ROW IS DEVELOPED

5 SHED AND GARAGE TO BE REMOVED AT THE TIME OF FUTURE ROAD DEVELOPMENT



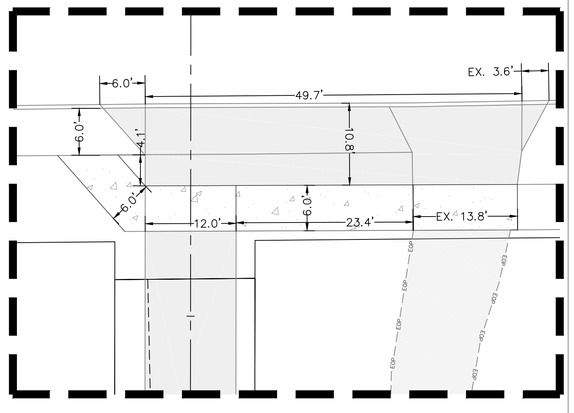
FIRE TURNAROUND DETAIL
1"=20'

SCALE 20 0 20 IN FEET



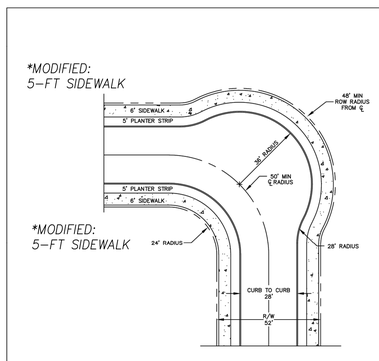
EYEBROW PLAN
1"=20'

SCALE 20 0 20 IN FEET



FRONTAGE DETAIL
1" = 10'

SCALE 10 0 10 IN FEET



NOTES

1. EYEBROWS ALLOWED ON LOCAL STREETS ONLY.
2. A STANDARD CATCHBASIN SHALL BE LOCATED ALONG THE EYEBROW CURBLINE FOR STREET STORM DRAINAGE.
3. PLANTER STRIPS ARE REQUIRED ON BOTH SIDES OF STREET.
4. PAVED WIDTH AND PLANTER STRIPS ARE MEASURED FROM FACE OF CURB.
5. STREET TREES AND STREET LIGHTS ARE REQUIRED AND SHALL BE LOCATED WITHIN THE PLANTING STRIPS.

	STANDARD DRAWING TITLE	DRAWING NUMBER
Sherwood Oregon	LOCAL STREET EYEBROW	RD-12
Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE: N.T.S.	DATE: MAR '16

NO.	DATE	REVISION

ENGINEERING
SURVEYING • PLANNING
WELKIN ENGINEERING
2180 SW PARKWAY AVE., SUITE G
WILSONVILLE, OREGON 97070
TEL: (503) 598-1868
FAX: (503) 598-1868
e-mail: info@WelkinPC.com
www.WelkinPC.com

SITE PLAN
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140
WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	1" = 40'
	HORIZONTAL N.A.
	VERTICAL
PROJECT NO:	24–500.12
SHEET	005

DATE PLOTTED: Aug 25, 2025 - 2:09pm
WEPC DRAWING FILE: P:\Project Data\24-500.12 Cottle (DWC)\Civil\Sheets\24-500.12 Cottle Civil.dwg

CURVE TABLE					
CURVE NO.	LENTH (FT)	RADIUS	DELTA	CHROD DIRECTION	CHORD LENGTH
C1	6.22	17.00	20.96	S68° 42' 31"E	6.19
C2	18.77	47.00	22.88	S69° 39' 59"E	18.64
C3	28.48	24.00	68.01	S66° 48' 09"W	26.84

FUTURE 50' ROW DEDICATION

13700
PARCEL 2
0.99 AC

S89°28'08"W 199.92'

13500
PARCEL 2
0.37 AC

PROPOSED 18.5-FT WIDE
ACESS & UTILITY EASEMENT
FOR PARCELS 2 & 3

N0°03'27"E 603.07'

S0°03'27"W 100.00'

FUTURE 50' ROW DEDICATION

S79°11'40"E 203.47'

3.93'

FUTURE 50' ROW DEDICATION

50.89'

TRACT B
11,349 SF

25.45'

N79°11'23"W 198.63'

66.52'

70.48'

TAX LOT 1100
3.18 AC

60.58'

55.83'

20'

106.67'

20'

POOL

C1

C2

PROPOSED
8' PUE

113.38'

S0°03'27"W

5'

STAIRS

178.43'

N0°03'27"E

25.00'

PROPOSED 25-FT WIDE
PRIVATE ACCESS &
UTILITY EASEMENT
BENEFITING PARCEL 2
(STRIPED)

5'

PARCEL 2
7,003 SF
0.161 AC

5'

57.55'

100.95'

20'

EX. HOUSE
TO REMAIN

25.1'

STAIRS

S0°03'27"W 195.62'

135.04'

N89°57'36"W 65.35'

20'

5'

149.79'

SETBACK LINES

PARCEL 3
9,894 SF
0.227 AC

5'

5'

SPORTS
COURT

PARCEL 1
21,853 SF
0.502 AC

77.48'

SETBACK DIMENSION

20'

20'

90.35'

128.05'

N89°57'36"W 218.40'

SETBACKS: - - - - - -

FRONT: 20'
SIDE: 5'
REAR: 20'

MINIMUM LOT SIZE:

LOT AREA: 7,000 SF
LOT WIDTH AT PROPERTY LINE: 25 FT
LOT WIDTH AT BUILDING LINE: 60 FT
LOT DEPTH: 80 FT

LOT LINES
1" = 20'

20 0 20
SCALE IN FEET

NO.	DATE	REVISION

WELKIN ENGINEERING
SURVEYING • PLANNING
15280 SW PARKWAY AVE., SUITE G
WILSONVILLE, OREGON 97070
TEL: (503) 598-1868
FAX: (503) 598-1868
e-mail@WelkinPC.com
www.WelkinPC.com

LOT LINES

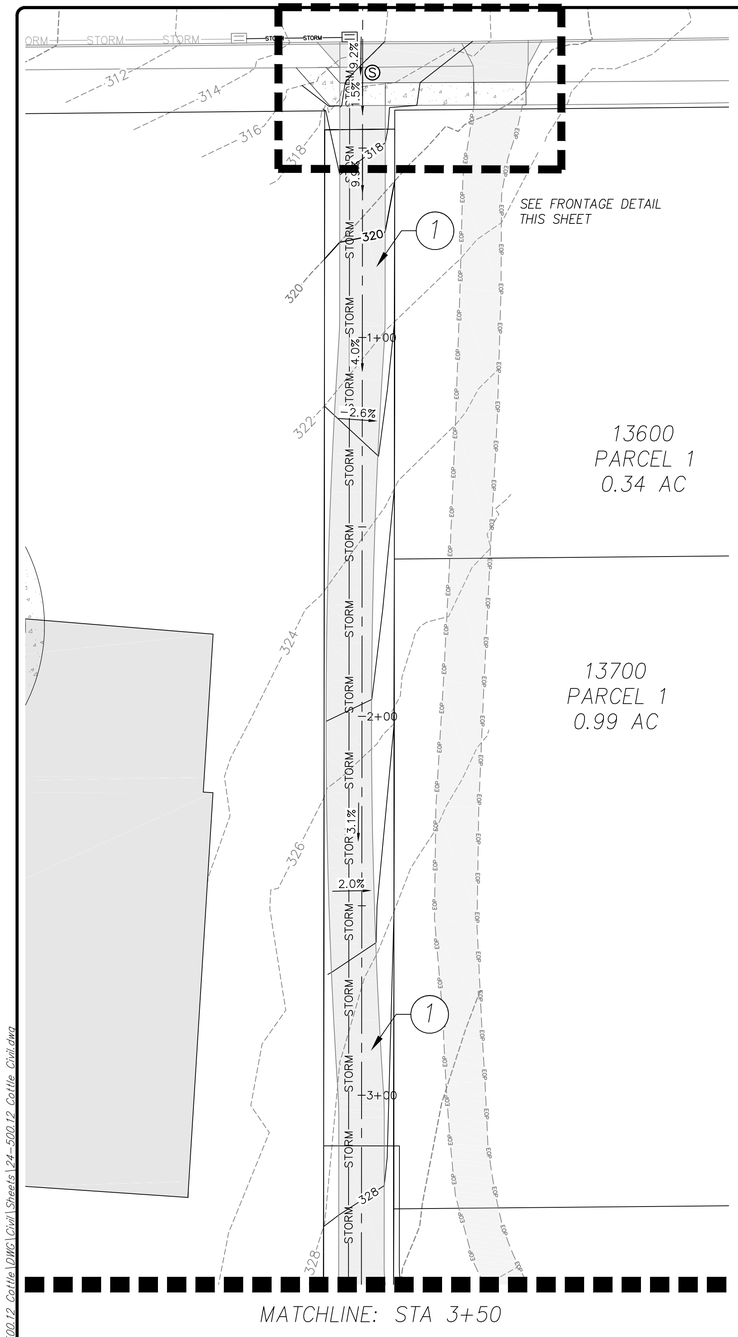
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

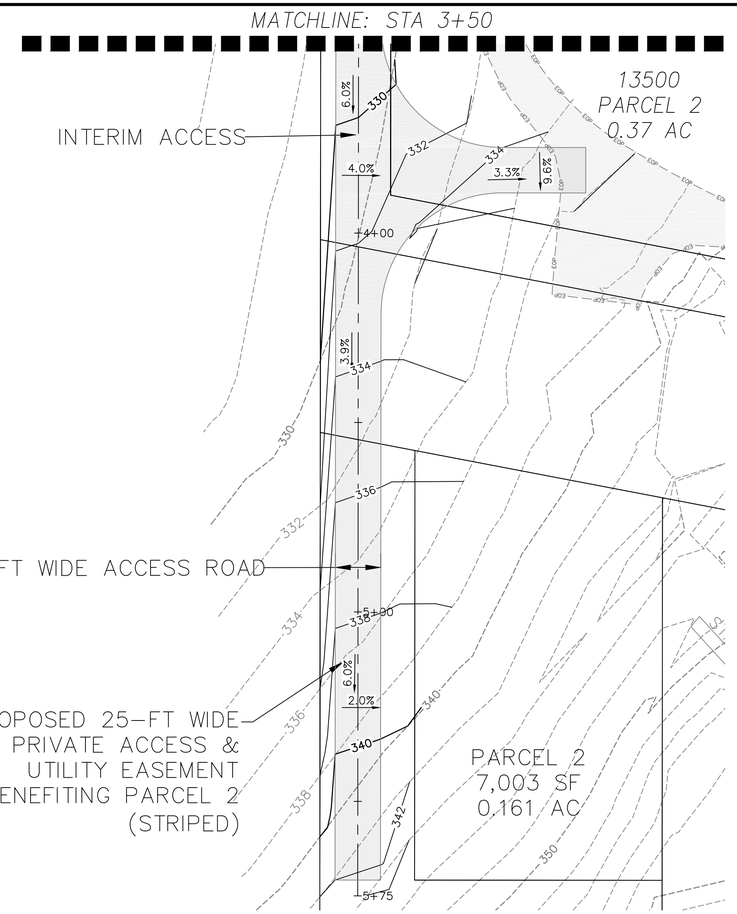
WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	1" = 20'
	HORIZONTAL
	N.A.
	VERTICAL
PROJECT NO:	24-500.12
SHEET	006

DATE PLOTTED: Aug 25, 2025 - 2:09pm
WEPC DRAWING FILE: P:\Project Data\24-500.12 Cottle (DWC)\Civil\Sheets\24-500.12 Cottle Civil.dwg



GRADING PLAN
1" = 20'
SCALE 20 0 20 IN FEET



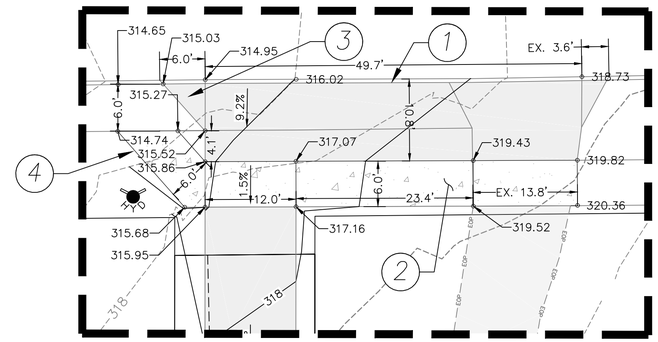
GRADING PLAN NOTES

1 PROPOSED WIDENED 49.8-FT WIDE DRIVEWAY. MATCH GRADE OF SW SUNSET BLVD

2 EXTEND EXISTING SIDEWALK AND MAINTAIN ADA COMPLIANCE WITH A 1.5% CROSS SLOPE

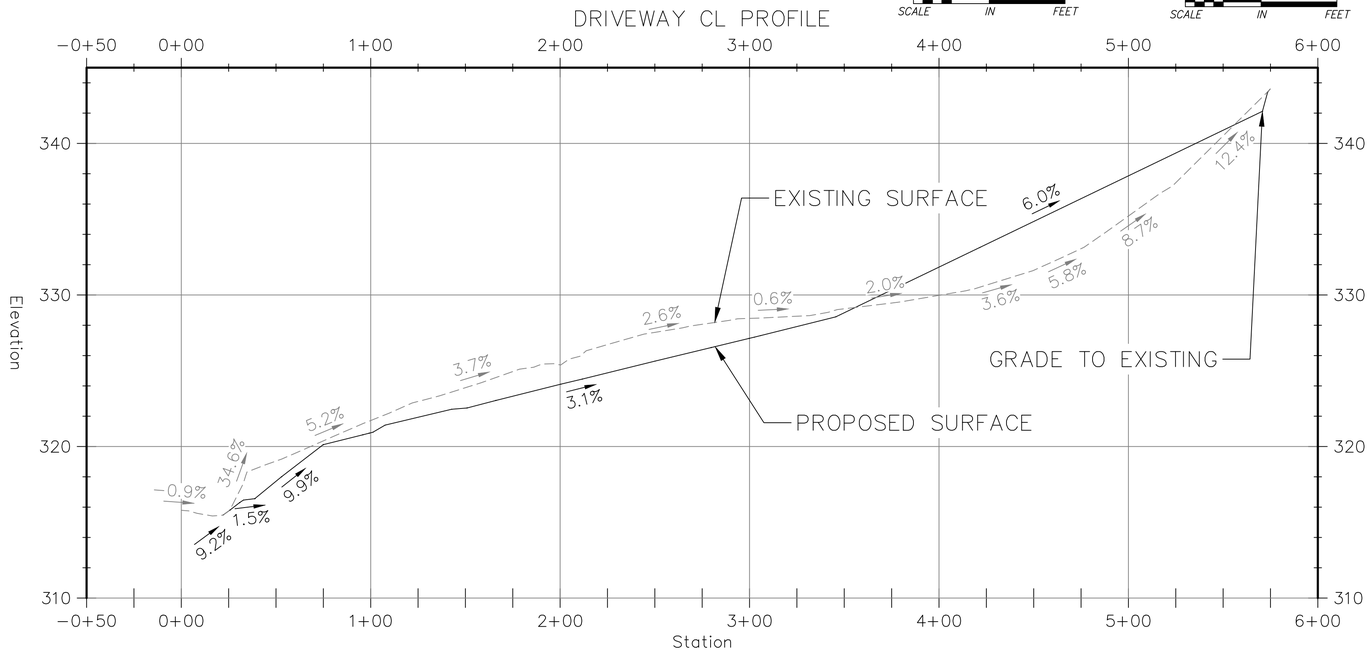
3 TIE EXISTING CURBTIGHT SIDEWALK INTO WIDENED DRIVEWAY.

4 CONNECT EXTENDED SIDEWALK INTO THE BACK OF THE EXISTING CURBTIGHT SIDEWALK



FRONTAGE DETAIL
1" = 10'
SCALE 10 0 10 IN FEET

PROFILE VIEW SCALE
HORIZONTAL: 1"=40'
SCALE 40 0 40 IN FEET
VERTICAL: 1"=5'
SCALE 5 0 5 IN FEET



NO.	DATE	REVISION

ENGINEERING
SURVEYING • PLANNING
WELKIN ENGINEERING
2180 SW PARKWAY AVE., SUITE G
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e-mail: info@welkinPC.com
www.WelkinPC.com

GRADING PLAN

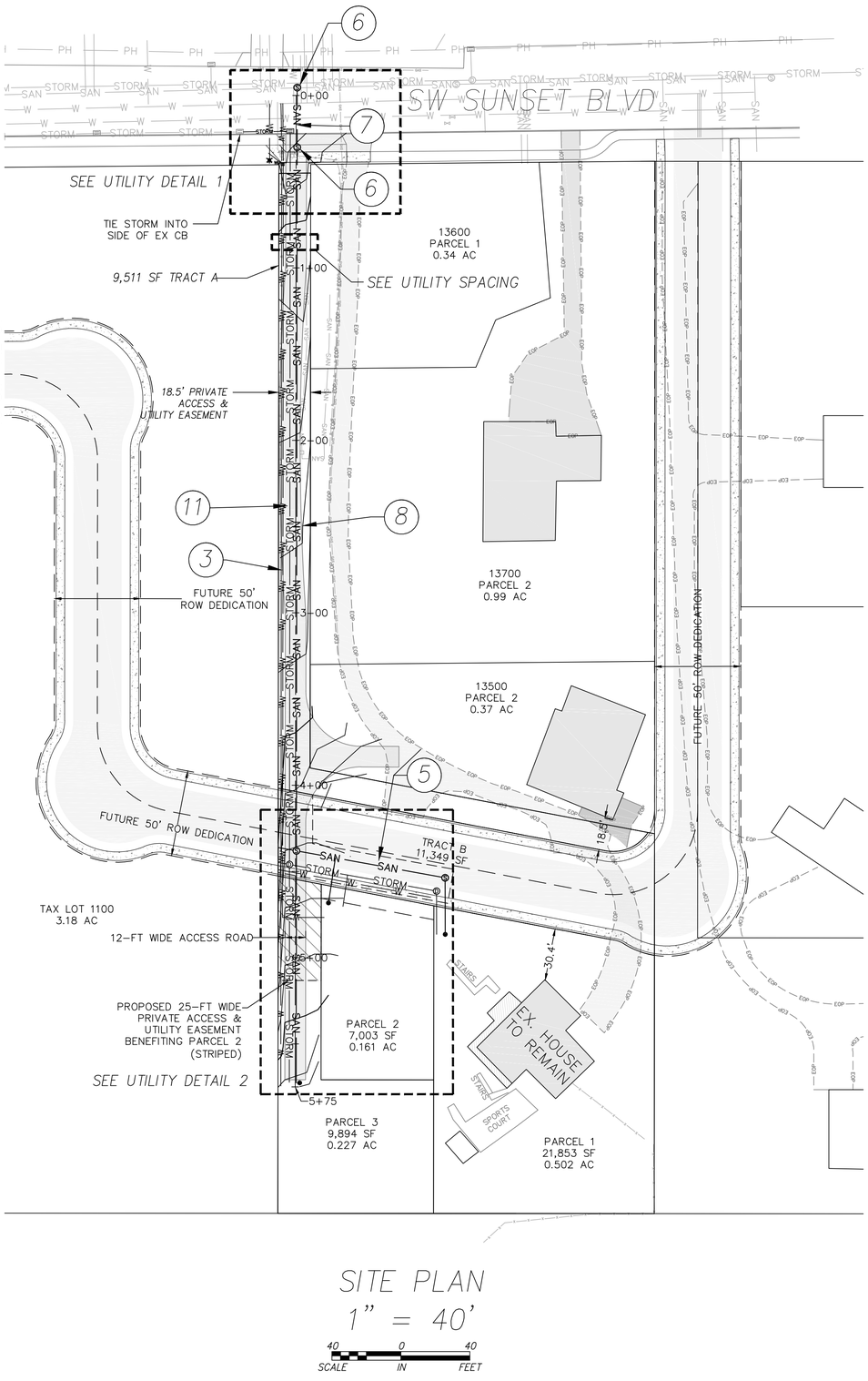
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

WASHINGTON COUNTY

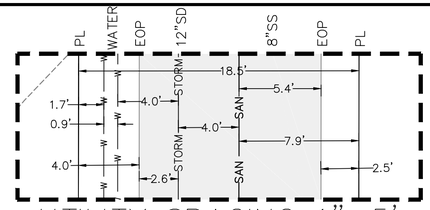
DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	AS NOTED
HORIZONTAL	1"=5'
VERTICAL	
PROJECT NO:	24-500.12
SHEET	007

DATE PLOTTED: Aug 25, 2025 - 2:09pm
WEPC DRAWING FILE: P:\Project Data\24-500.12 Cottle\DWG\Civil Sheets\24-500.12 Cottle Civil.dwg



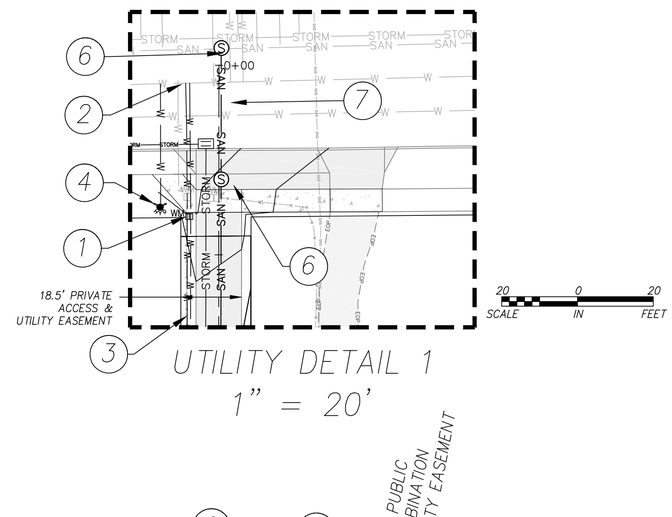
SITE PLAN
1" = 40'

SCALE 40 0 40 IN FEET



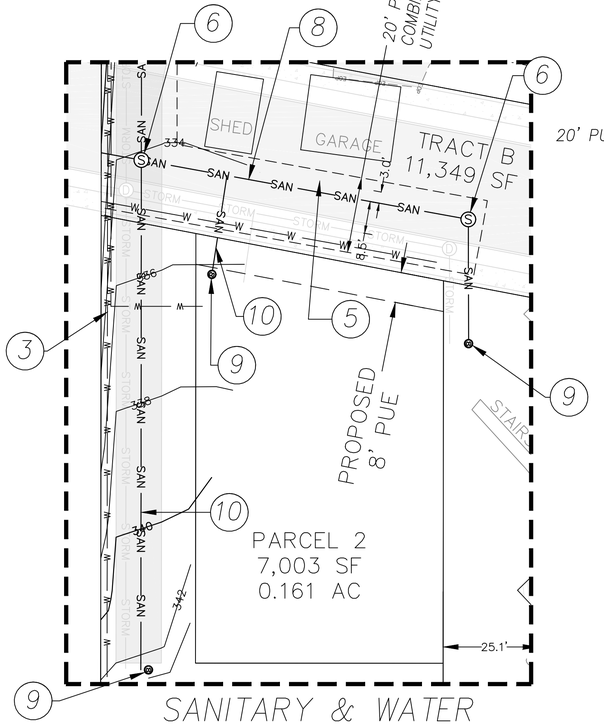
UTILITY SPACING 1"=5'

SCALE 5 0 5 IN FEET

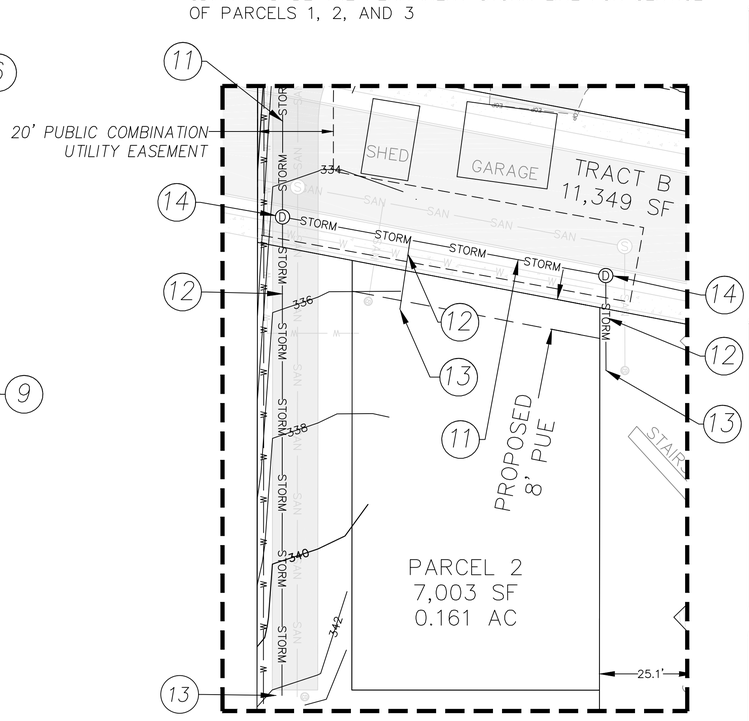


UTILITY DETAIL 1
1" = 20'

SCALE 20 0 20 IN FEET



SANITARY & WATER UTILITY DETAIL
1" = 20'



STORM UTILITY DETAIL
1" = 20'

SCALE 20 0 20 IN FEET

UTILITY NOTES

XX

WATER

1 INSTALL TWO 1" WATER METER BOXES
2 CONNECT TWO 2" WATER LINES TO MAIN
3 WATER LINES SERVICING PARCELS 2 & 3
4 INSTALL FIRE HYDRANT 1' IN FRONT OF SIDEWALK, TIE INTO WATER MAIN
5 FUTURE 8" DUCTILE IRON WATER MAIN W/ BLOWOFF AT EAST END (INSTALLED AT TIME OF ROAD DEVELOPMENT)

NOTE: WATER LINES SERVICING PARCELS 2 & 3 FROM SW SUNSET BLVD ARE TEMPORARY. ONCE THE FUTURE ROAD IS INSTALLED, PARCELS 1, 2, & 3 WILL TIE INTO THE FUTURE 8" DUCTILE IRON WATER MAIN.

SANITARY

6 INSTALL NEW PUBLIC 48" SANITARY MANHOLE
7 TIE 8" MAIN INTO NEW MANHOLE IN SUNSET BLVD
8 INSTALL PUBLIC 8" MAIN
9 INSTALL SANITARY CLEANOUT
10 INSTALL PRIVATE 4" LATERAL

NOTE: THE SANITARY SEWER LINE EXITING THE NORTH SIDE OF THE SSMH IN TRACT B IS TEMPORARY. ONCE THE FUTURE ROAD IS INSTALLED, A NEW SANITARY SEWER LINE WILL EXIT THE WEST SIDE OF THE SSMH, AND WILL BE THE PERMANENT SANITARY LINE FOR SERVICE OF PARCELS 1, 2, AND 3.

STORM

11 INSTALL PUBLIC 12" MAIN
12 INSTALL PRIVATE 12" LATERAL
13 INSTALL 2X4 PAINTED GREEN AT THE END OF LATERAL
14 INSTALL NEW 48" STORM MANHOLE

NOTE: STORM LINE LEAVING NORTH FROM SDMH IN TRACT B IS TEMPORARY. UPON BUILDING THE FUTURE ROAD, A PUBLIC STORM MAIN WILL LEAVE THE WEST SIDE OF THE SDMH AND BE THE PERMANENT STORM LINE FOR SERVICE OF PARCELS 1, 2, AND 3

NO.	DATE	REVISION

ENGINEERING
WELKIN SURVEYING • PLANNING
25360 SW PARKWAY AVE, SUITE G
WILSONVILLE, OR 97070
TEL: (503) 598-1868
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info@WelkinPC.com
www.WelkinPC.com
WE
ENGINEERING, PLLC

UTILITY PLAN

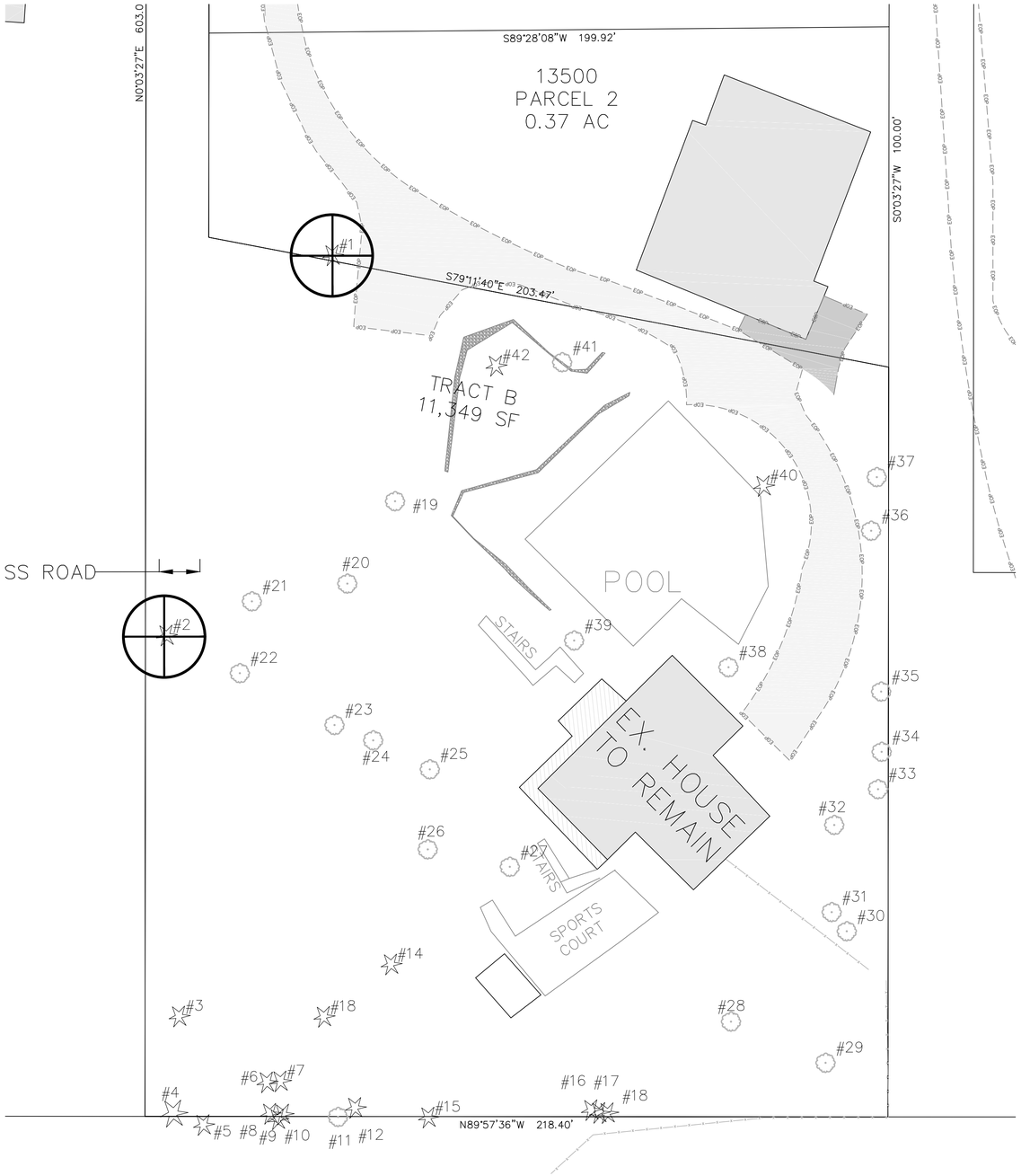
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/26/25
SCALE:	1"=40' HORIZONTAL, N.A. VERTICAL
PROJECT NO:	24-500.12
SHEET	008

DATE PLOTTED: Aug 26, 2025 - 10:55am
WCPC DRAWING FILE: P:\Project Data\24-500.12 Cottle\DWG\Civil\Sheets\24-500.12 Cottle Civil.dwg



TREE PLAN
1" = 20'

SCALE 20 0 20 IN FEET

N

TREE TO BE REMOVED WITHIN INFRASTRUCTURE

3927.1 Cottle Subdivision - Tree Inventory

Survey Number	Common Name	*Scientific Name*	DBH	Condition Health	Condition Structure	Crown Radius	Construction Impact Tolerance	Field Notes/ Comments
1	Douglas-fir	*Pseudotsuga menziesii*	32	Fair	Fair	15	Moderate	Deadwood hanging in canopy, heavy cone crop
2	deodora-cedar	*Cedrus deodara*	23	Good	Good	15	Moderate	Full canopy,growing adjacent to row of hazelnuts
3	Douglas-fir	*Pseudotsuga menziesii*	19	Fair	Fair	15	Moderate	Suppressed top with large squirrel nest near top
4	Douglas-fir	*Pseudotsuga menziesii*	26	Fair	Poor	15	Moderate	Poor trunk taper and unbalanced crown to the north, lower deadwood present
5	Douglas-fir	*Pseudotsuga menziesii*	23	Fair	Fair	15	Moderate	Intermediate tree, lower canopy unbalanced to the north deadwood present
6	Douglas-fir	*Pseudotsuga menziesii*	27	Fair	Poor	20	Moderate	2 stems from base 14" and 23", old wood nailed to tree at 10' above grade, unbalanced crown to the north
7	Douglas-fir	*Pseudotsuga menziesii*	24	Fair	Fair	15	Moderate	Codominate with adjacent fir, unbalanced to north
8	madrone	*Arbutus menziesii*	7	Dead	Poor	0	Poor	Standing dead tree
9	Douglas-fir	*Pseudotsuga menziesii*	12	Poor	Poor	5	Moderate	Poor taper, small crown, suppressed by adjacent firs
10	Douglas-fir	*Pseudotsuga menziesii*	9	Fair	Fair	5	Moderate	Poor taper, small crown, suppressed by adjacent firs
11	madrone	*Arbutus menziesii*	23	Good	Good	20	Poor	Growing in understory between firs, full canopy
12	Douglas-fir	*Pseudotsuga menziesii*	7	Fair	Fair	5	Moderate	Unbalanced to north, suppressed canopy
13	Douglas-fir	*Pseudotsuga menziesii*	19	Fair	Fair	15	Moderate	Unbalanced crown to the north, proper root flare present
14	Douglas-fir	*Pseudotsuga menziesii*	26	Good	Good	20	Moderate	Full crown, proper root flare present
15	Douglas-fir	*Pseudotsuga menziesii*	38	Good	Fair	25	Moderate	Dominant tree in grouping of firs, large deadwood and broken limbs present
16	Douglas-fir	*Pseudotsuga menziesii*	8	Fair	Poor	5	Moderate	Leaning west, suppressed by adjacent trees
17	Douglas-fir	*Pseudotsuga menziesii*	35	Fair	Fair	25	Moderate	Codominate stems near base, unbalanced crown to north
18	Douglas-fir	*Pseudotsuga menziesii*	37	Fair	Poor	25	Moderate	Codominate stems from base 31" and 20", growing along property corner, appears to have suffered top failure in the past
19	plum	*Prunus domestica*	12	Good	Fair	10	Moderate	Many stems from base, orchard pruned for fruit production
20	cherry	*Prunus spp.*	7	Good	Good	10	Moderate	Orchard pruned along fence line
21	cherry	*Prunus spp.*	12	Fair	Fair	10	Moderate	Orchard pruned, 2 stems near base
22	cherry	*Prunus spp.*	16	Fair	Fair	10	Moderate	Orchard pruned, 3 stems near base
23	apple	*Malus spp.*	7	Good	Good	5	Moderate	Orchard pruned
24	apple	*Malus spp.*	8	Fair	Fair	5	Moderate	Orchard pruned, many apples at base
25	apple	*Malus spp.*	8	Good	Fair	5	Moderate	Orchard pruned, excessive suckering at base
26	apple	*Malus spp.*	9	Good	Fair	5	Moderate	Orchard pruned, excessive suckering at base
27	plum	*Prunus domestica*	7	Good	Fair	10	Moderate	Orchard pruned in past, large sprouting growth has established in canopy
28	Italian plum	*Prunus cocomilia*	15	Fair	Fair	10	Poor	Orchard pruned, minor broken branches and deadwood in canopy
29	plum	*Prunus domestica*	9	Good	Good	10	Poor	Orchard pruned
30	cherry	*Prunus spp.*	13	Fair	Fair	15	Moderate	Early leaf drop, orchard pruned
31	cherry	*Prunus spp.*	10	Fair	Fair	10	Moderate	Early leaf drop, orchard pruned
32	cherry	*Prunus spp.*	11	Poor	Fair	10	Moderate	Dieback of upper stems, orchard pruned
33	cherry	*Prunus spp.*	11	Fair	Fair	10	Moderate	Early leaf drop, orchard pruned
34	apple	*Malus spp.*	7	Good	Good	5	Moderate	Orchard pruned

Teragan & Associates, Inc.
3145 Westview Circle Lake Oswego, OR 97034
Phone : 503.697.1975 Email : info@teragan.com

Survey Number	Common Name	*Scientific Name*	DBH	Condition Health	Condition Structure	Crown Radius	Construction Impact Tolerance	Field Notes/ Comments
35	cherry	*Prunus spp.*	10	Fair	Fair	10	Poor	Orchard pruned, base near driveway retaining wall
36	thundercloud-plum	*Prunus cerasifera*	16	Fair	Poor	5	Poor	Large pruning cuts and previous stem failure observed
37	Italian plum	*Prunus cocomilia*	13	Good	Poor	10	Poor	Large cavity on lower trunk north side, orchard pruned
38	crab-apple	*Malus sylvestris*	11	Good	Good	10	Moderate	Canopy pruned for round shaping
39	apple	*Malus spp.*	8	Good	Good	5	Moderate	Orchard pruned, base near pool fence
40	western-red-cedar	*Thuja plicata*	35	Good	Good	15	Poor	Growing in landscape cutout near existing driveway, 3 stems near base 26" 17" and 16", full canopy
41	peach	*Prunus persica*	8	Fair	Fair	10	Poor	Orchard pruned in past, hyperextended growth in canopy
42	Alaska cedar	*Cupressus nootkatensis*	11	Good	Fair	5	Poor	Codominate stems near base, full canopy

Definitions:
DBH: Diameter at 54 inches above grade.
Condition ratings for health range from: Excellent, Good, Fair, Poor, Very Poor, and Dead/ Dying.
Condition ratings for structure range from: Excellent, Good, Fair, Poor, Very Poor, and Failed/ Failing.

NO	DATE	REVISION

WELKIN ENGINEERING
SURVEYING • PLANNING
2180 SW PARKWAY AVE., SUITE G
WILSONVILLE, OR 97070
TEL: (503) 598-1868
FAX: (503) 598-1868
e-MAIL: info@WelkinPC.com
www.WelkinPC.com

TREE PLAN

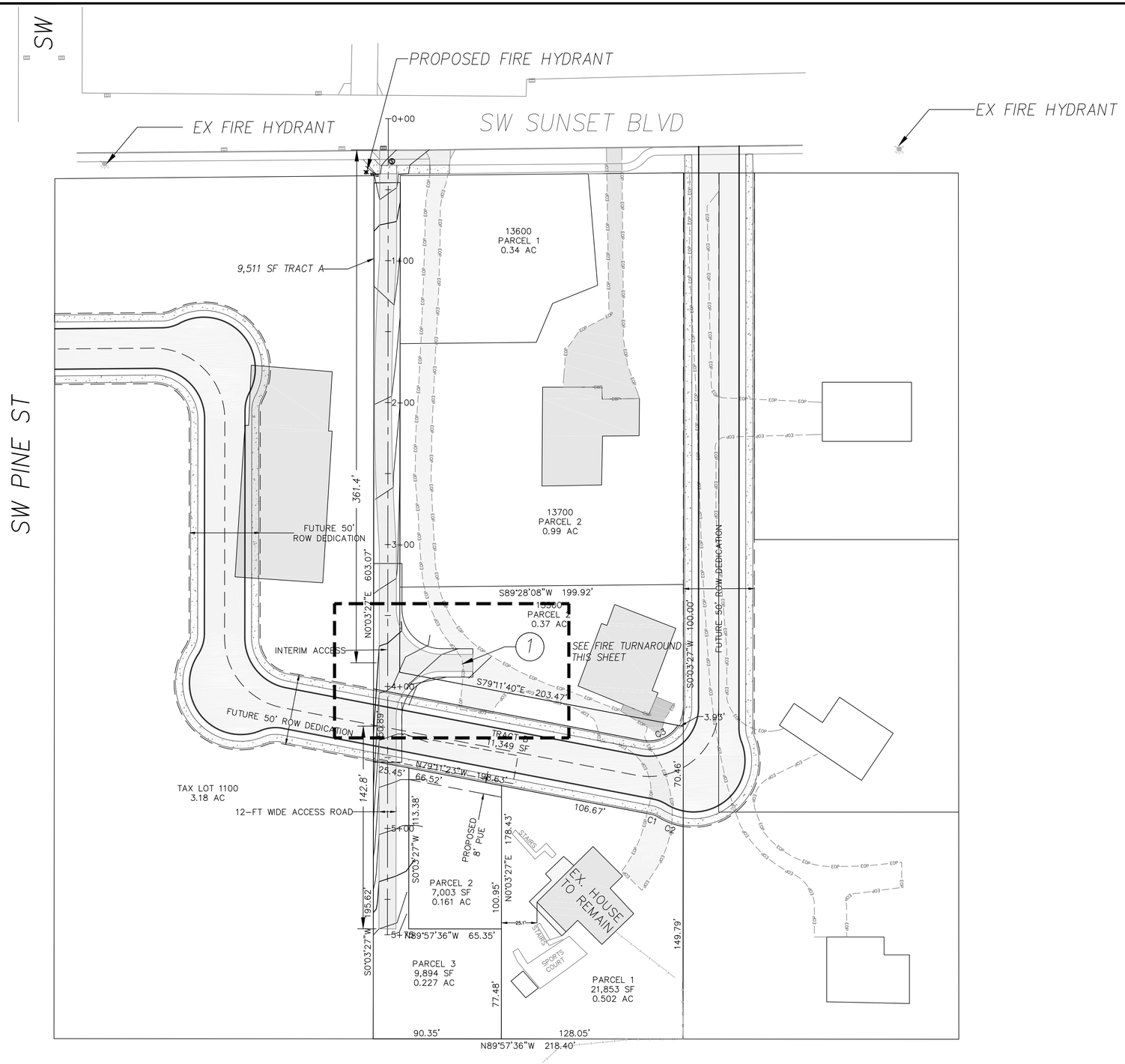
COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	1"=20'
	HORIZONTAL
	N.A.
	VERTICAL
PROJECT NO:	24-500.12
SHEET	009

DATE PLOTTED: Aug 25, 2025 - 2:09pm
XREFs: P:\Project Data\24-500.12 Cottle\DWG\Civil\Sheets\24-500.12 Cottle Civil.dwg



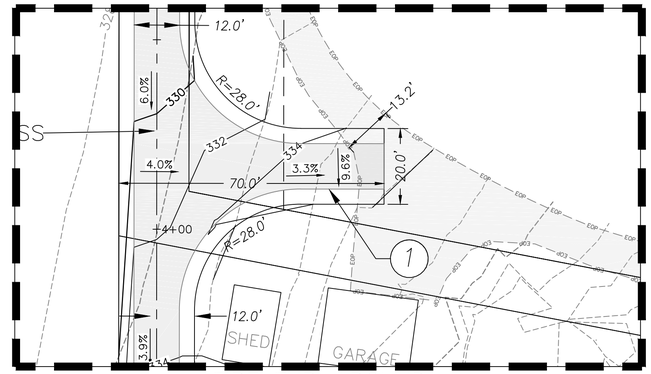
SITE PLAN
1" = 40'

SCALE: 40 0 40 IN FEET

FIRE PLAN NOTES

1 PROPOSED TURNAROUND, MODELED AS AN 'ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD' PER TVF&R FIRE CODE. TURNOUT IS CENTERED AT STA 3+83 OF DRIVEWAY CL ALIGNMENT. THE DRIVEWAY AND FIRE TURN AROUND ARE 12–FT WIDE AND HAVE A 20–FT WIDE CLEAR ZONE. THE LENGTH OF THE TURNAROUND IS 70 FT ALONG ITS CENTERLINE.

2 NOTE: THE FIRE TURNAROUND CONNECTS TO THE EXISTING DRIVEWAY ASSISTING IN TRAFFIC CIRCULATION.



FIRE TURNAROUND
1"=20'

SCALE: 20 0 20 IN FEET

NO.	DATE	REVISION

ENGINEERING
WELKIN SURVEYING • PLANNING
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FIRE PLAN

COTTLE

15379 SW SUNSET BLVD
SHERWOOD, OR 97140

WASHINGTON COUNTY

DESIGNED BY:	EKC
DRAWN BY:	AR
CHECKED BY:	EKC
DATE:	8/25/25
SCALE:	1" = 40'
	HORIZONTAL N.A.
	VERTICAL
PROJECT NO:	24–500.12
SHEET	FS-1

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WEPC DRAWING FILE: P:\Project Data\24-500.12 Cottle\DWG\Civil Sheets\24-500.12 Cottle Civil.dwg