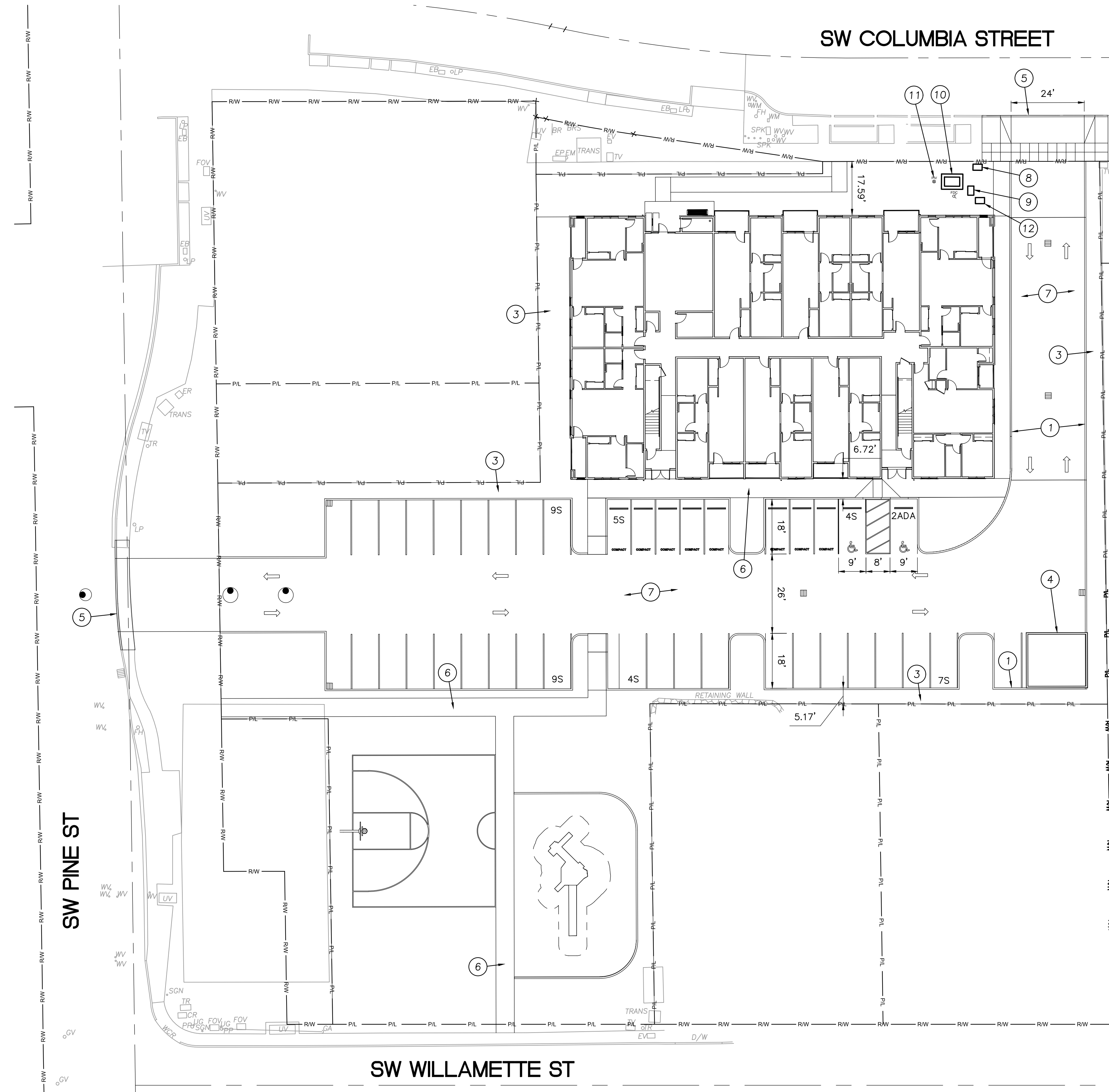


LEGEND

- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- EXISTING EDGE OF PAVEMENT

CONSTRUCTION NOTES

- VERTICAL CURB PER DETAIL.
- NOT USED.
- LANDSCAPE AREA.
- TRASH ENCLOSURE.
- COMMERCIAL DRIVEWAY UNDER SEPARATE PERMIT.
- CONCRETE SIDEWALK PER DETAIL.
- ASPHALT PAVEMENT.
- DOMESTIC WATER METER.
- BACKFLOW PROTECTION FOR DOMESTIC WATER.
- DOUBLE CHECK DETECTOR IN VAULT W/ FDC.
- PIV FOR FIRE WATER SUPPLY LINE.
- POINT OF CONNECTION FOR IRRIGATION AT BACKFLOW PROTECTION.



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Project
Sherwood Old Town Apts



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REVISION SCHEDULE:
REVISION DELTA ISSUE DATE

SHEET TITLE:
SITE PLAN

DRAWN BY: JMH
APPROVED BY: JMH

SHEET:

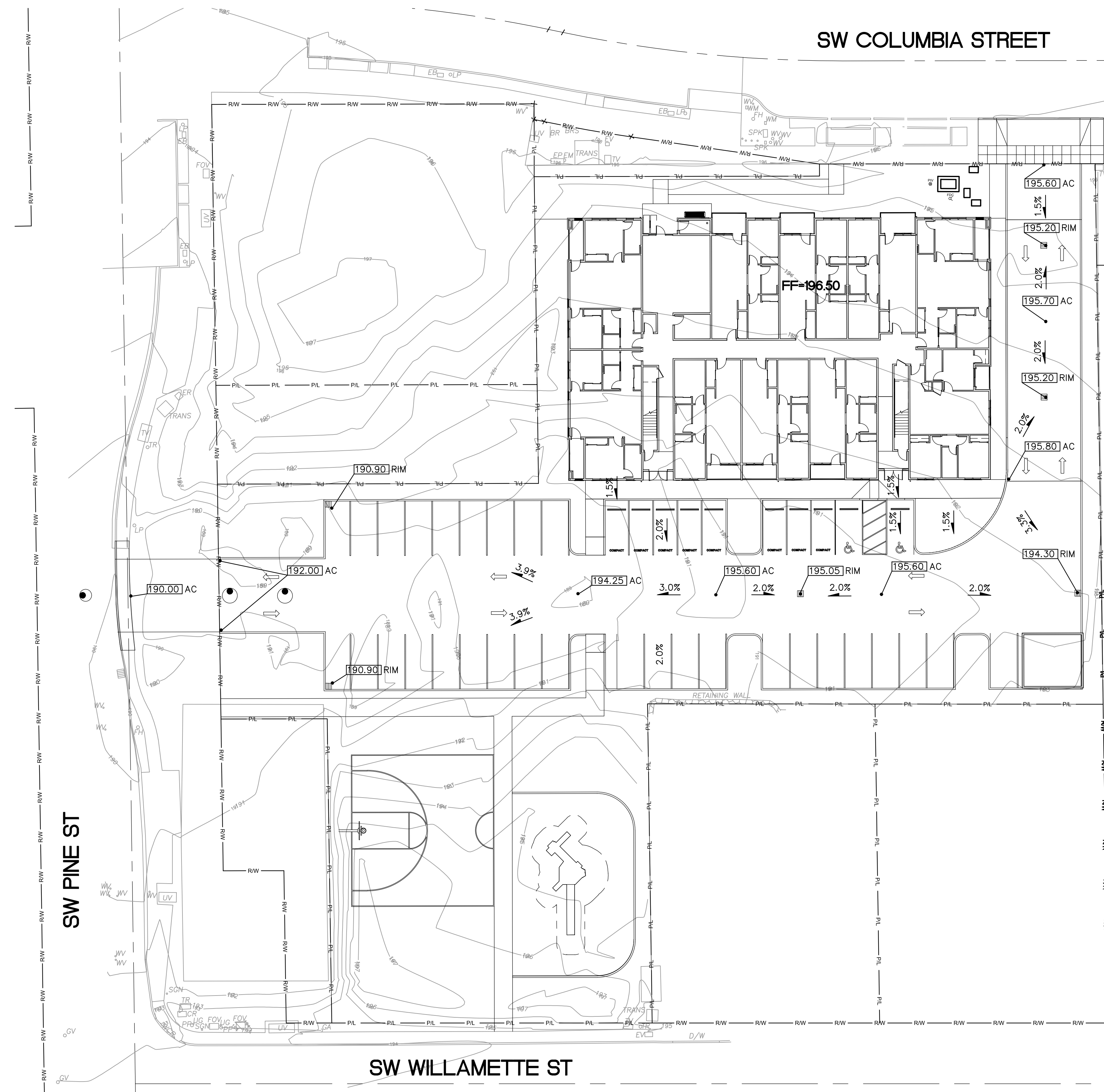
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JOB NO.:

LAND USE SUBMITTAL - JUNE 2025

25-047

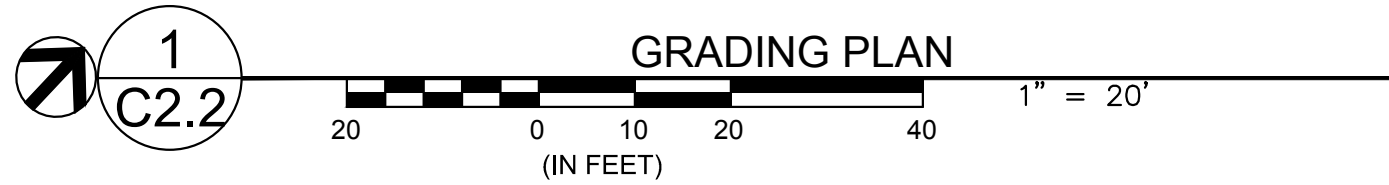
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SW COLUMBIA STREET

SW PINE ST

SW WILLAMETTE ST



LEGEND

<u>232.81</u> TC	TOP OF CURB
<u>232.81</u> AC	ASPHALT ELEVATION
<u>232.81</u> TW	TOP OF WALL ELEVATION
<u>232.81</u> BW	FINISHED GRADE AT FACE OF RETAINING WALL (NOT FGTM OF WALL OR WALL FOOTING)
<u>232.81</u> RIM	CATCH BASIN OR MANHOLE RIM ELEVATION
<u>232.81</u> FG	FINISHED GRADE
<u>232.81</u> EG	EXISTING GRADE
—229—	PROPOSED 1-FIT CONTOUR
—230—	PROPOSED 5-FIT CONTOUR
—229—	EXISTING 1-FIT CONTOUR
—230—	EXISTING 5-FIT CONTOUR
---	EXISTING 5-FIT CONTOUR
---	VALLEY OR RIDGE LINE
○	EXISTING SURVEY MONUMENT



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SHEET TITLE:

GRADING PLAN

DRAWN BY: JMH

APPROVED BY: JMH

SHEET:

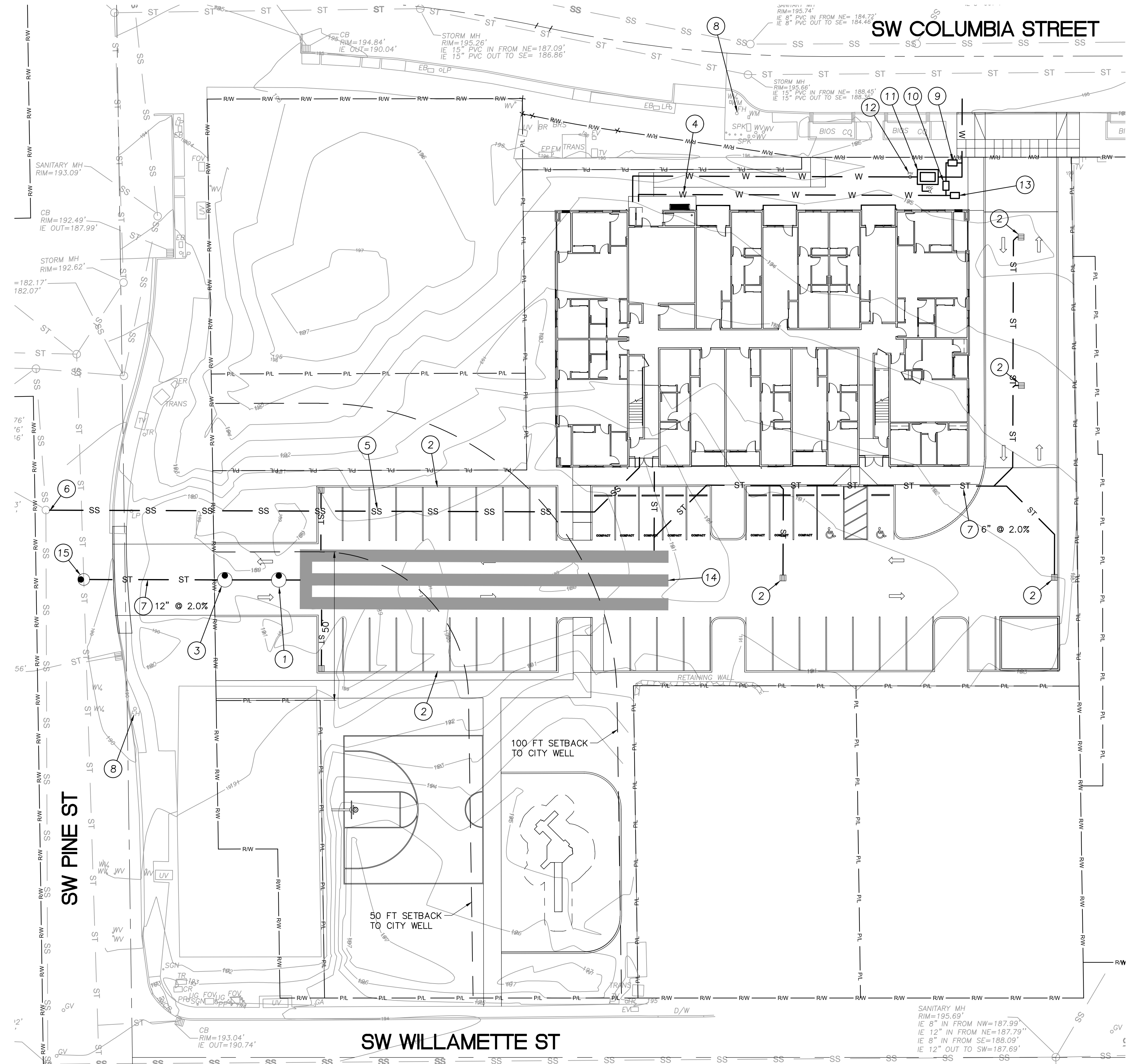
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SW COLUMBIA STREET

SW PINE ST

SW WILLAMETTE ST

1
C2.3

UTILITY AND STORMWATER PLAN

20 0 10 20 40 1" = 20'
(IN FEET)

LEGEND

- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FOOTING DRAIN/
PERFORATED PIPE
- PROPOSED CATCH BASIN/
DITCH INLET

UTILITY KEYNOTES

- MANHOLE W/ CONTROL STRUCTURE, SEE DETAIL.
- CATCH BASIN, SEE DETAIL.
- CONTECH STORMFILTER MANHOLE, SEE DETAIL.
- DOMESTIC WATER LINE.
- 6" SANITARY SEWER AT 2.0% SLOPE.
- CONNECT SANITARY SEWER AT EXISTING MANHOLE.
- INSTALL STORM PIPE AT SLOPE AND IE SHOWN.
- EXISTING FIRE HYDRANT.
- DOMESTIC WATER METER.
- BACKFLOW PROTECTION FOR DOMESTIC WATER, SEE DETAIL.
- DOUBLE CHECK DETECTOR IN VAULT W/ FDC, SEE DETAIL.
- PIV FOR FIRE WATER SUPPLY LINE, SEE DETAIL.
- POINT OF CONNECTION FOR IRRIGATION AT BACKFLOW PROTECTION, SEE DETAIL.
- 390 LF 48" DIA. CMP DETENTION PIPE, SEE DETAIL.
- 48" MANHOLE, SEE DETAIL. INSTALL OVER EXISTING STORM SEWER.



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REVISION DELTA ISSUE DATE

SHEET TITLE:

UTILITY AND
STORMWATER
PLAN

DRAWN BY: JMH

APPROVED BY: JMH

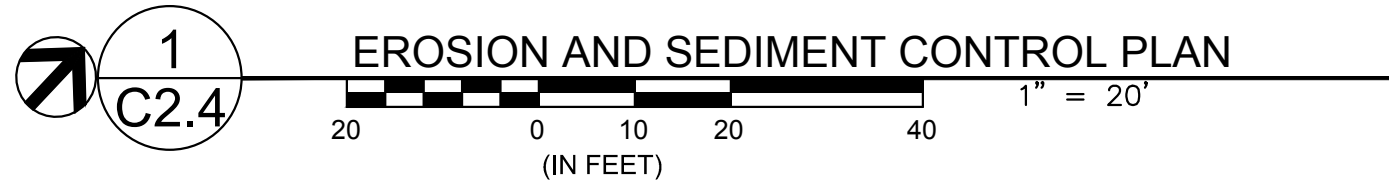
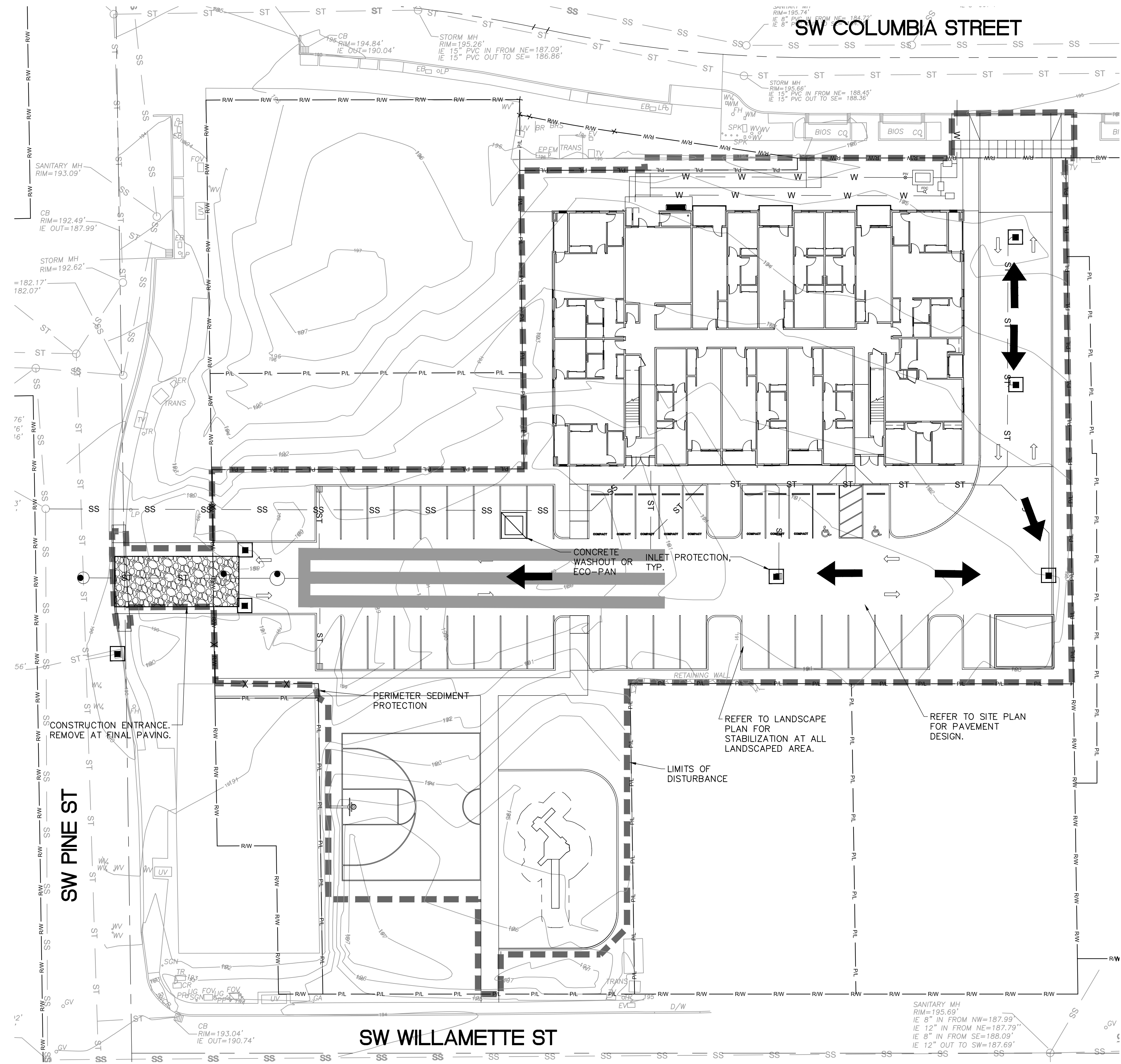
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LAND USE SUBMITTAL - JUNE 2025

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LEGEND

LIMITS OF DISTURBANCE	---
EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GRADE CONTOUR (1 FT)	---
FINISHED GRADE CONTOUR (5 FT)	---
SEDIMENT BARRIER (PERIMETER)	---
SEDIMENT BARRIER (INTERIOR)	---
CONSTRUCTION ENTRANCE	---
INLET PROTECTION	---
DRAINAGE FLOW DIRECTION	---



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REVISION SCHEDULE:
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SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL
PLAN**

DRAWN BY: JMH
APPROVED BY: JMH

SHEET:

C2.4