

**EXISTING CONDITIONS
GH MCCULLOCH
SHERWOOD, OREGON**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY
NOT FOR
CONSTRUCTION
OREGON
JANUARY 9, 2007
NICK WHITE
706521 S

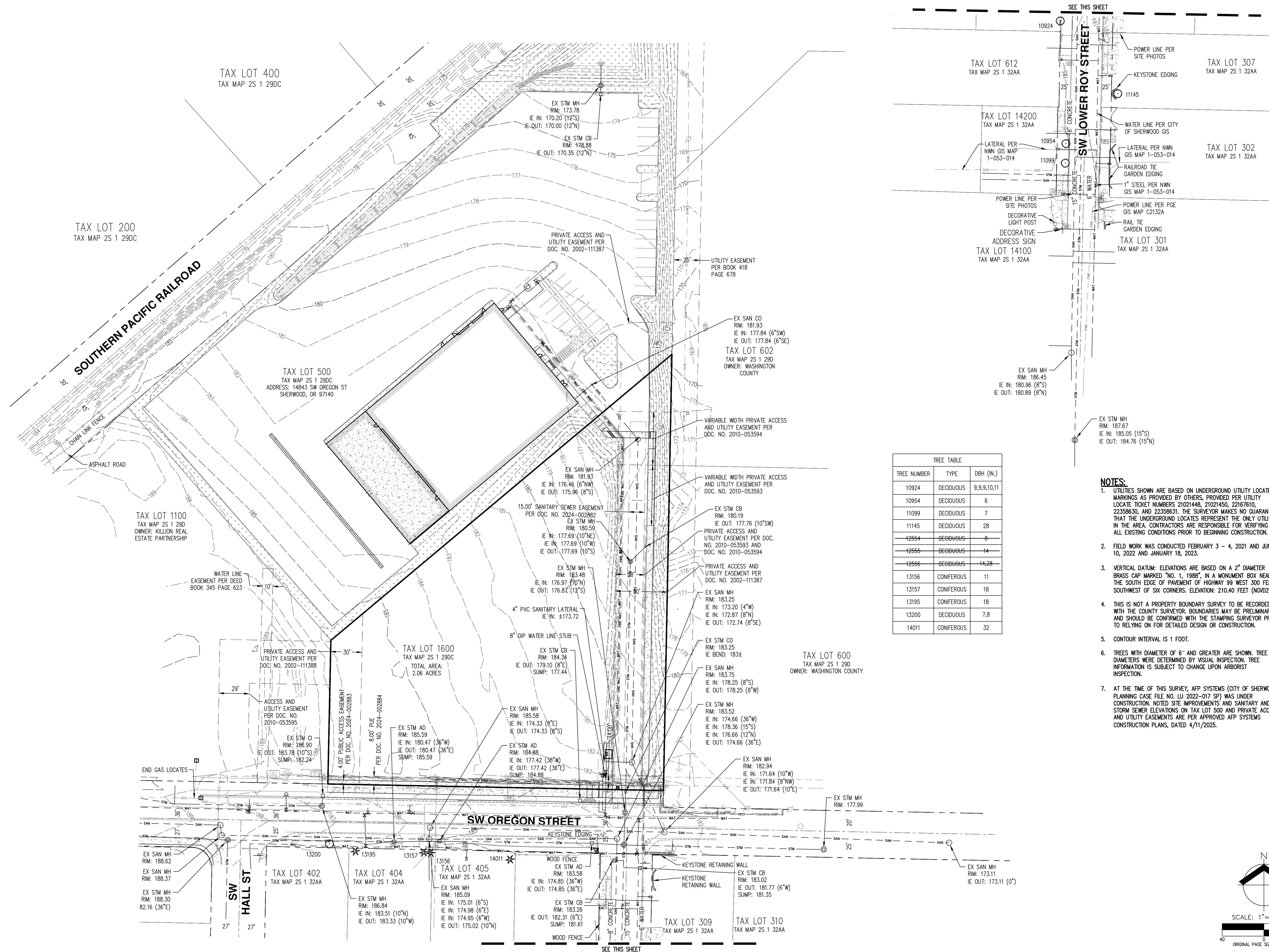
JOB NUMBER: 8627-1

DESIGNED BY:

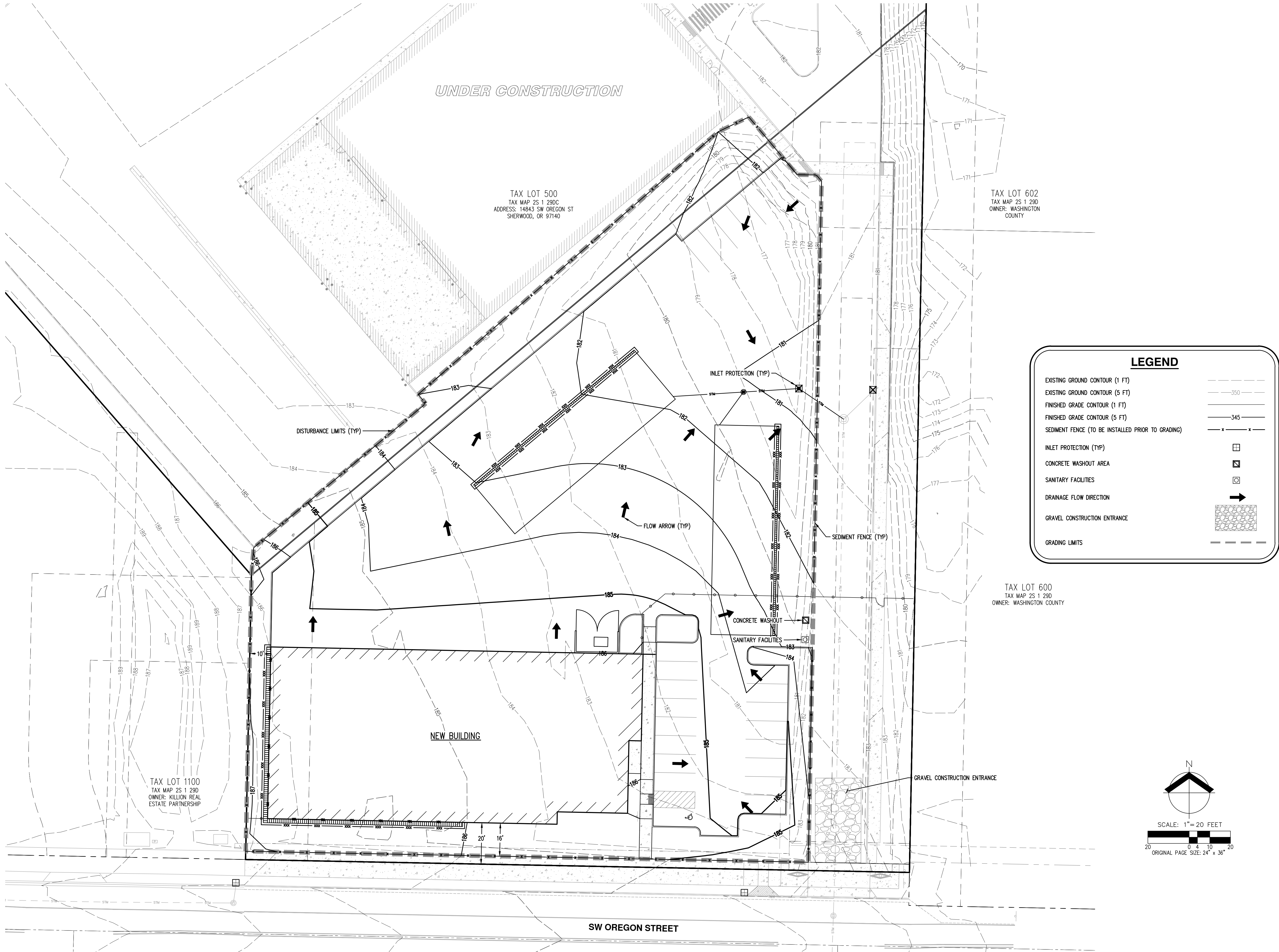
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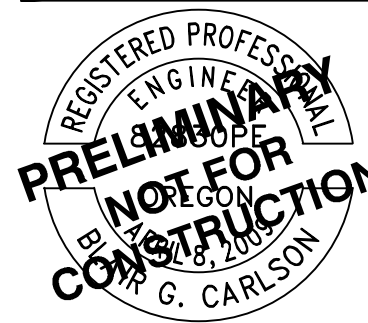
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AKS DRAWING FILE: 8627-06 GRADING.DWG | LAYOUT: C2.0



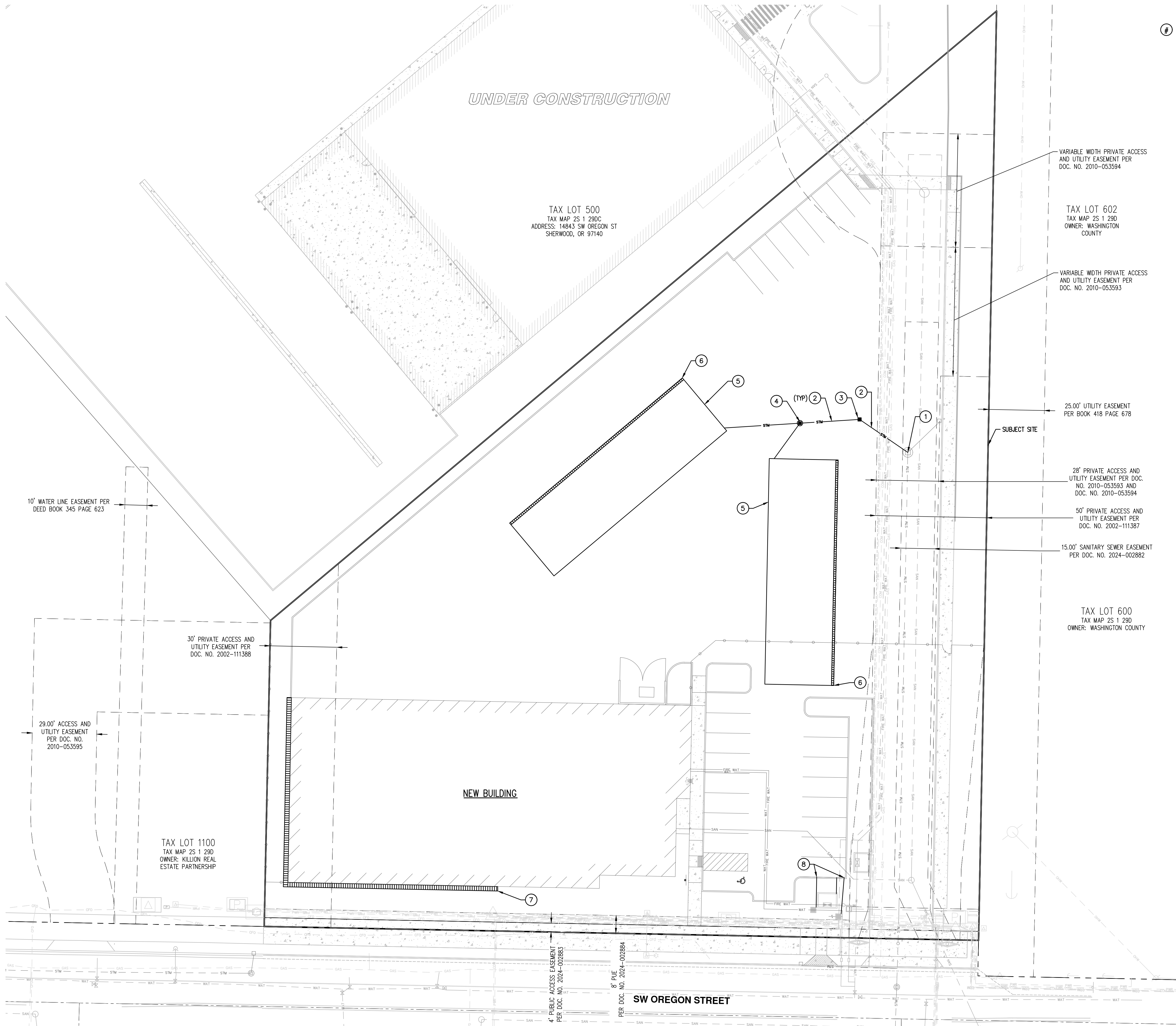
PRELIMINARY GRADING, EROSION, AND SEDIMENT CONTROL PLAN
GH MCCULLOCH
SHERWOOD, OREGON



REVIEWS: 12/31/2025
JOB NUMBER: 8627-06
DATE: 10/28/2025
DESIGNED BY: GJC
DRAWN BY: RLB
CHECKED BY: BCC

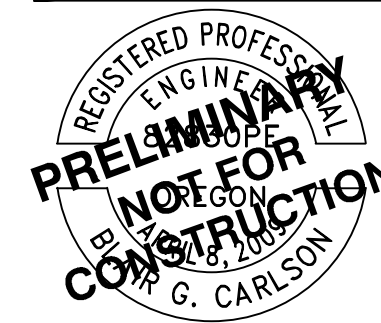
AKS
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AKS DRAWING FILE: 8627-06 STORMWATER KEYED NOTES: C3.0



- # **STORMWATER KEYED NOTES:**
1. CONNECTION TO NEW STORMWATER MANHOLE TO BE INSTALLED WITH TAX LOT 500 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION (CITY OF SHERWOOD PLANNING CASE FILE NO. LU 2022-017 SP).
 2. NEW STORMWATER DRAINAGE PIPE.
 3. NEW STORMFILTER CATCHBASIN.
 4. NEW FLOW CONTROL MANHOLE.
 5. NEW UNDERGROUND STORMWATER DETENTION SYSTEM.
 6. NEW STORMWATER SLOT DRAIN.
 7. NEW STORMWATER FRENCH DRAIN.
 8. NEW 1 1/2" VAULT DRAIN PIPE AT CURBSIDE WEEPHOLE.

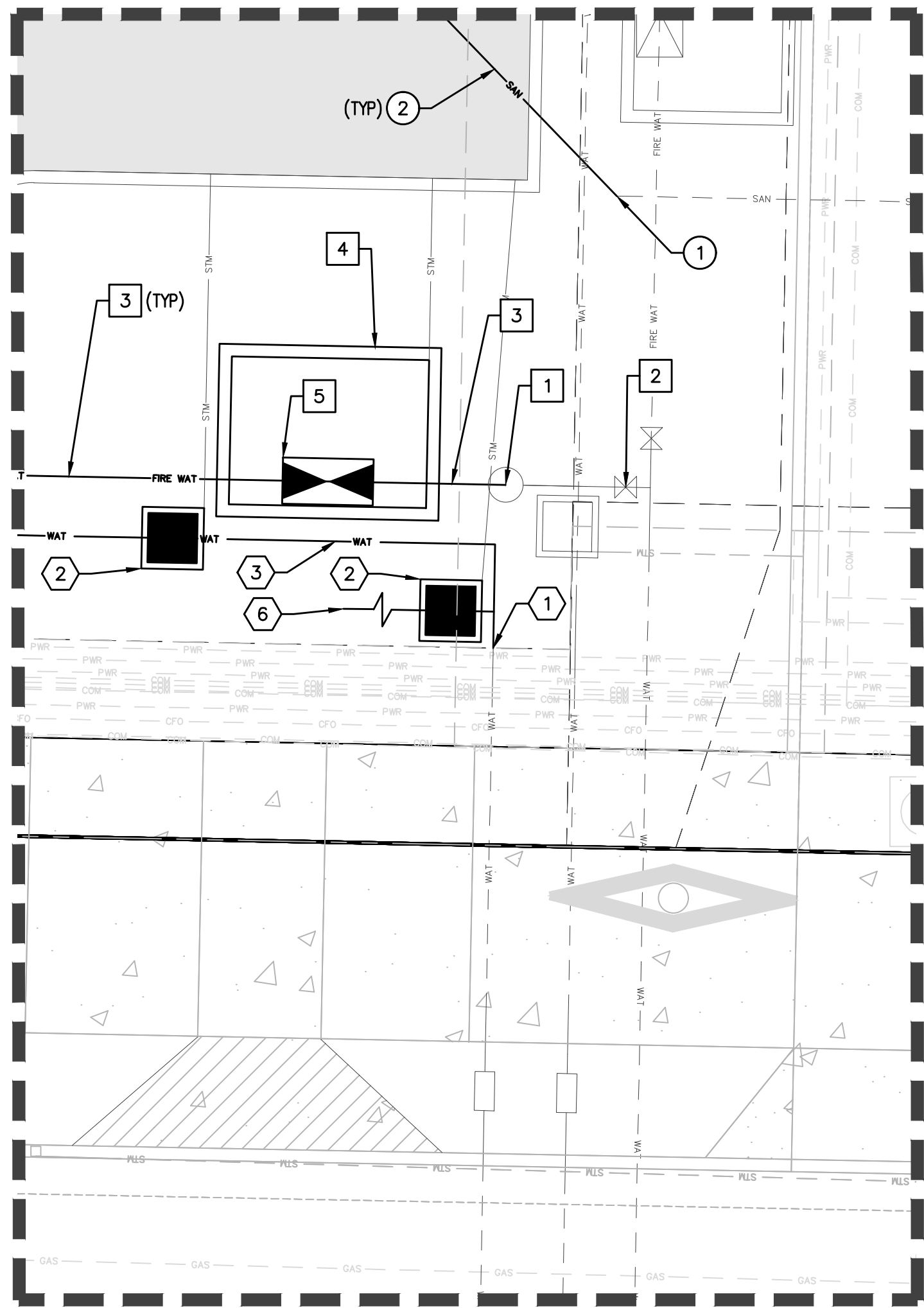
PRELIMINARY STORMWATER DRAINAGE PLAN
GH MCCULLOCH
SHERWOOD, OREGON



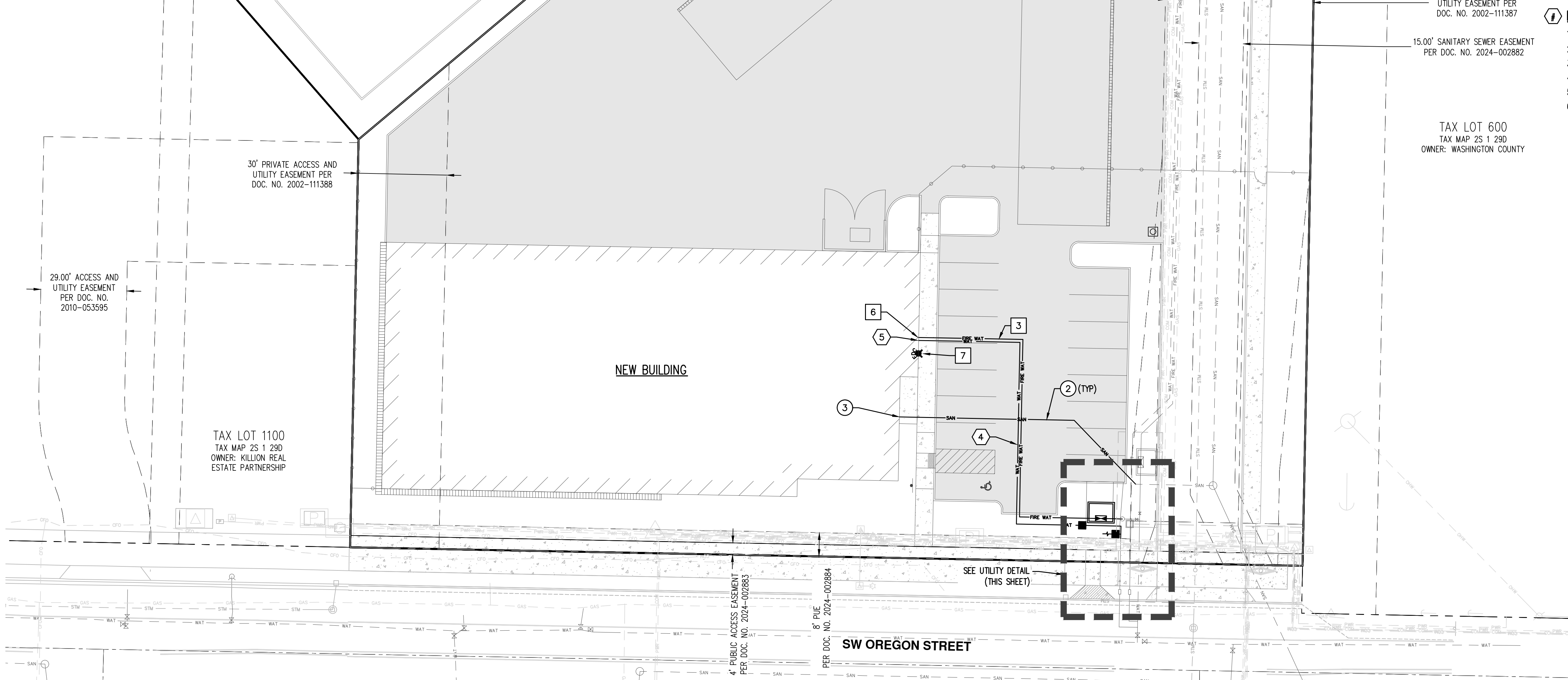
RENEWALS:	12/31/2025
JOB NUMBER:	8627-06
DATE:	10/28/2025
DESIGNED BY:	GJC
DRAWN BY:	RLB
CHECKED BY:	BCC

C3.0

AKS DRAWING FILE: 8627-06 BUILDING LAYOUT: C4.0



UTILITY DETAIL
1" = 5'



SANITARY SEWER KEYED NOTES:

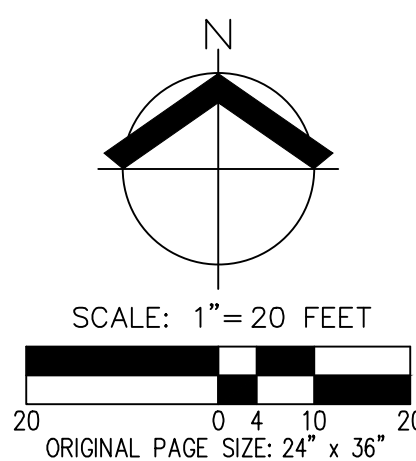
1. CONNECTION TO NEW SANITARY SEWER MAINHOLE TO BE INSTALLED WITH TAX LOT 500 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION (CITY OF SHERWOOD PLANNING CASE FILE NO. LU 2022-017 SP).
2. NEW SANITARY SEWER LATERAL.
3. NEW SANITARY SEWER SERVICE FOR BUILDING CONNECTION.

FIRE WATER KEYED NOTES:

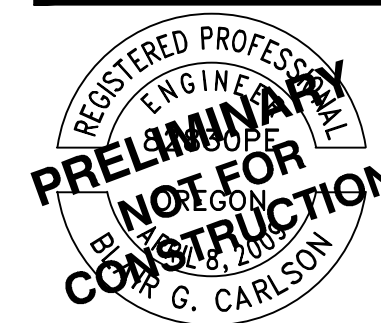
1. CONNECT TO EXISTING 8" WATER STUB TO BE INSTALLED WITH TAX LOT 500 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION (CITY OF SHERWOOD PLANNING CASE FILE NO. LU 2022-017 SP). REMOVE EXISTING BLOW OFF.
2. EXISTING 8" MJ GATE VALVE.
3. NEW FIRE WATER MAIN.
4. NEW DOUBLE CHECK DETECTOR ASSEMBLY VAULT
5. NEW DOUBLE CHECK DETECTOR ASSEMBLY.
6. NEW FIRE WATER SERVICE FOR BUILDING CONNECTION.
7. NEW FDC CONNECTION.

DOMESTIC WATER KEYED NOTES:

1. CONNECT TO EXISTING 2" WATER SERVICE.
2. NEW 2" REDUCED PRESSURE BACKFLOW DEVICE.
3. NEW DOMESTIC WATER DOUBLE CHECK.
4. NEW DOMESTIC WATER LINE.
5. NEW WATER SERVICE FOR BUILDING CONNECTION.
6. CONNECT TO EXISTING IRRIGATION WATER SYSTEM.



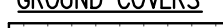
PRELIMINARY COMPOSITE UTILITY PLAN
GH MCCULLOCH
SHERWOOD, OREGON



REVISIONS:	12/31/2025
JOB NUMBER:	8627-06
DATE:	10/28/2025
DESIGNED BY:	GJC
DRAWN BY:	RLB
CHECKED BY:	BCC

C4.0

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE/CONTAINER</u>	<u>SPACING</u>
<u>TREES</u>					
	7	ACER RUBRUM 'BOWHALL' SMALL TREE (CANOPY FACTOR 15)	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	3	CALOCEDRUS DECURRENS MEDIUM TREE (CANOPY FACTOR 60)	INCENSE CEDAR	6" HT. B&B	AS SHOWN
	1	PINUS NIGRA LARGE TREE (CANOPY FACTOR 100)	AUSTRIAN PINE	6" HT. B&B	AS SHOWN
	3	QUERCUS COCCINEA LARGE TREE (CANOPY FACTOR 150)	SCARLET OAK	2" CAL. B&B	AS SHOWN
	7	ZELKOVA SERRATA 'GREEN VASE' LARGE TREE (CANOPY FACTOR 192)	GREEN VASE ZELKOVA	2" CAL. B&B	AS SHOWN

GROUND COVERS			
	184	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE 1 GAL. CONT.	36" o.c.
	4,705 SF ±	NATIVE ECOTURF SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) NATIVE RED FESCUE 45% BLUE GRAMA 25% BUFFALOGRASS 20% PRAIRIE JUNEGRASS 7% STRAWBERY CLOVER 3% APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER	

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 PLANT CHANGES MAY BE SUBSTITUTED OR REVISED 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 NURSEYMEN (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.
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, SOIL, 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 SLEEVE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, ROADWAYS, ETC.).

TOTAL PARKING SPACES = 24
PARKING LOT TREES REQUIRED = 1 LARGE TREE PER 4 PARKING SPACES;
1 MEDIUM TREE PER 3 PARKING SPACES; 1 SMALL TREE PER 2 PARKING SPACES
PARKING LOT TREES PROPOSED = 6 LARGE TREES (24 SPACES)
TOTAL PARKING LOT SHRUBS REQUIRED = 48 SHRUBS
TOTAL PARKING LOT SHRUBS PROPOSED = 57 SHRUBS

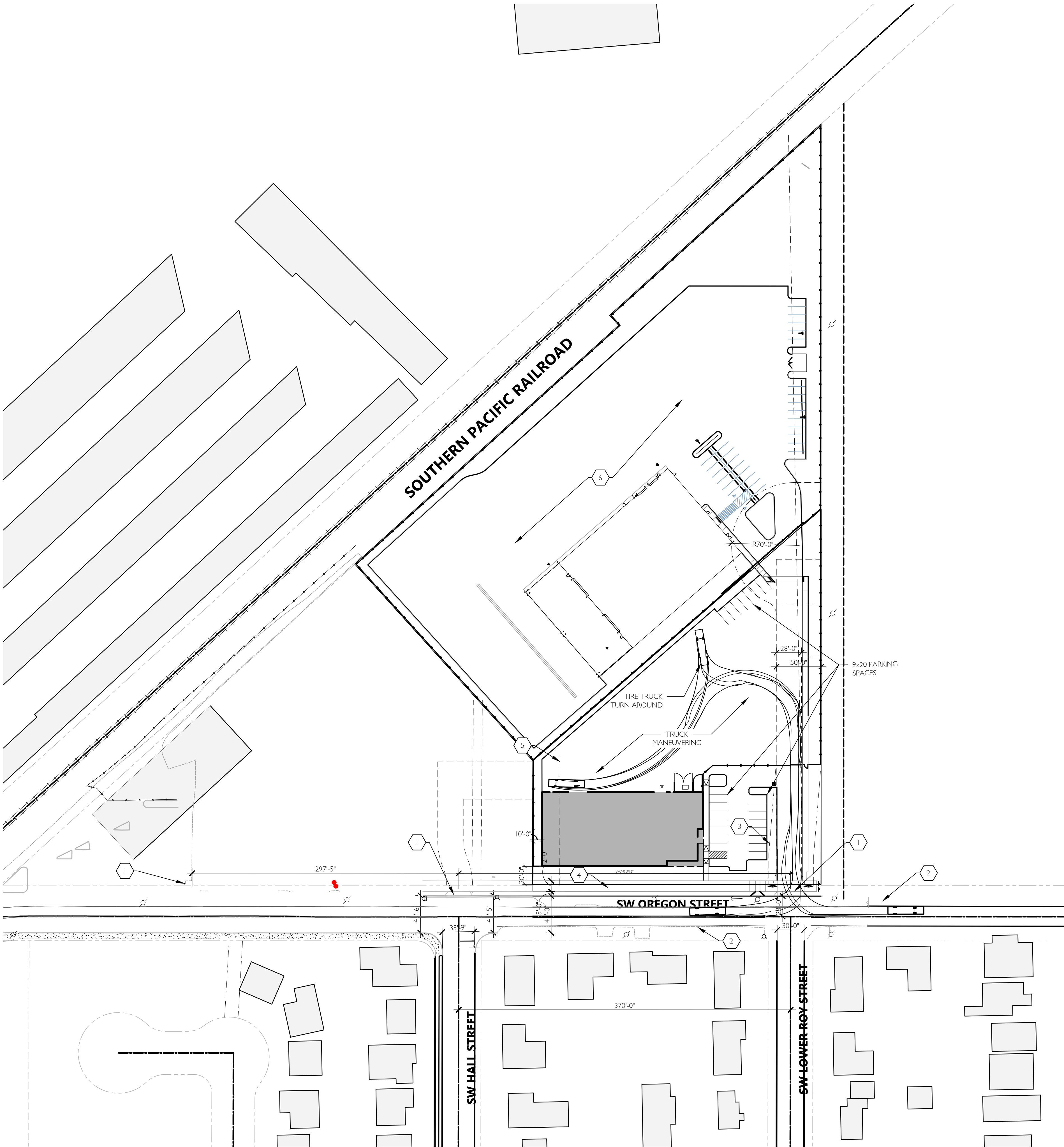
SITE AREA = ±89,293 SF
30% TREE CANOPY REQUIREMENT = 26,788 SF

STANDARD HAS BEEN MET BY PROVIDING 37,976 SF TREE CANOPY CALCULATED AS FOLLOWS:

(7)	ACER RUBRUM 'BONHALL'	= (3.14* 7.5X7.5)	= 176.6 SF X 7	= 1,236 SF
(3)	CALOCEDRUS DECURRENS	= (3.14* 15X15)	= 706.5 SF X 3	= 2,120 SF
(1)	PINUS NIGRA	= (3.14* 20X20)	= 1,256 SF X 1	= 1,256 SF
(3)	QUERCUS COCCINEA	= (3.14* 25X25)	= 1,962.5 SF X 3	= 5,888 SF
(3)	ZELKOVA SERRATA 'GREEN VASE'	= (3.14* 25X25)	= 1,962.5 SF X 7	= 13,738 SF
(7)	ZELKOVA SERRATA 'GREEN VASE' (EXISTING)	= (3.14* 25X25)	= 1,962.5 SF X 7	= 13,738 SF
				TOTAL 37,976 SF



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TRANSPORTATION PLAN
SCALE: 1"= 60'-0"



GENERAL CIRCULATION PLAN
SCALE: NTS

LEGEND

- BUS STOP
- 97 TUALATIN-SHERWOOD BUS ROUTE
- 94 PACIFIC/SHERWOOD BUS ROUTE
- ARTERIAL ROAD
- COLLECTOR ROAD

KEYNOTES

- EXISTING CURB CUT
- NO CURBS EAST OF PROPERTY OR ON SOUTH SIDE OF OREGON ST ACROSS FROM PROPERTY
- EXISTING ACCESS EASEMENT
- FRONTAGE ALREADY IMPROVED
- EXISTING EASEMENT TO BE REMOVED
- DEVELOPMENT UNDER CONSTRUCTION

Owner: JBMAC VENTURES LLC
Applicant: CIDA Inc - Matthew Bridgroom

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CONSTRUCTION

RESIDENTS	PRE-APP	LAND USE
04/30/25	08/01/25	

CIDA
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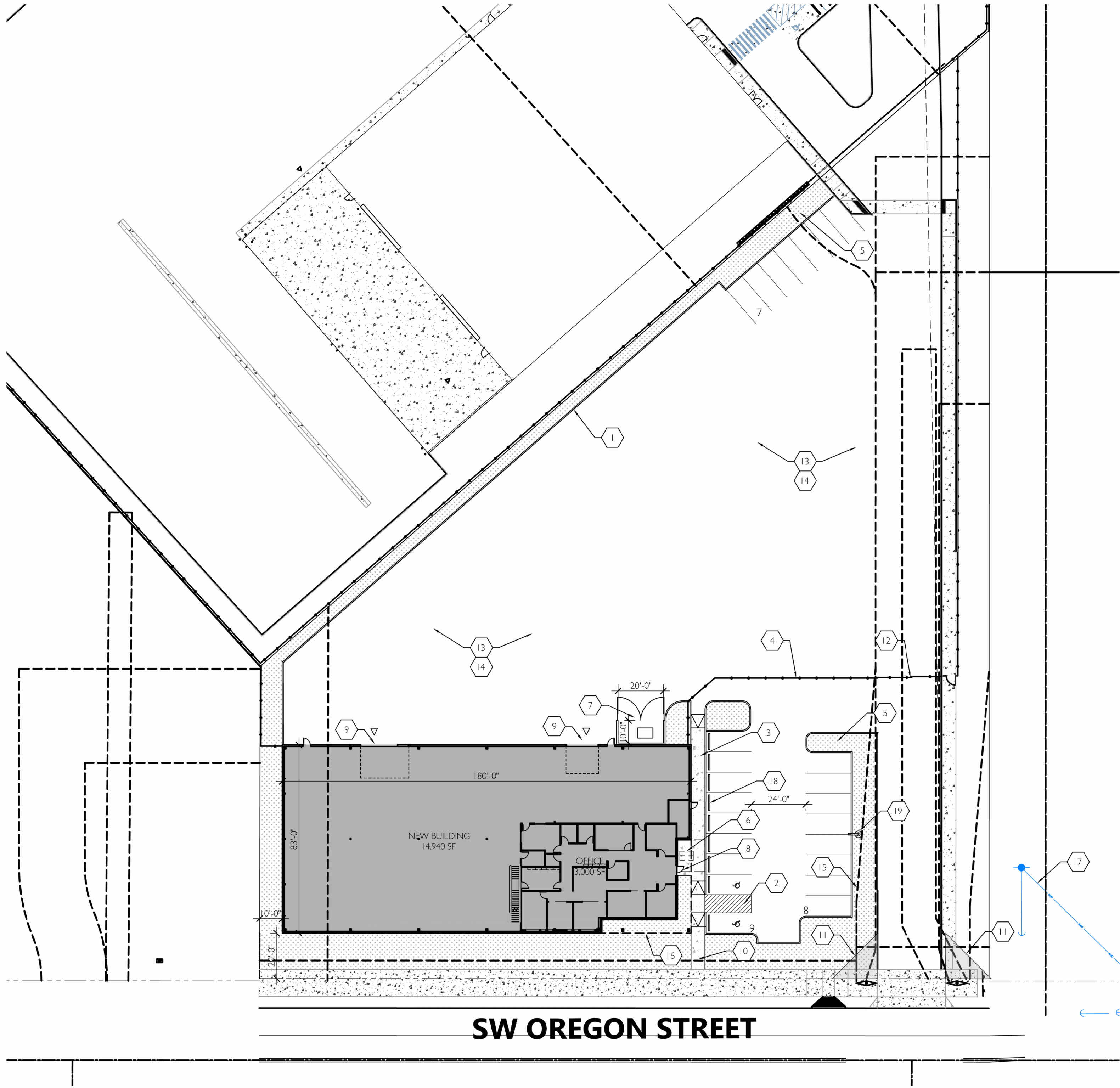
NEW CONSTRUCTION FOR:
GH McCULLOCH
SHERWOOD, OR

SITE TRANSPORTATION
PLAN

AT0.1

JOB NO. 250139.01

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SITE INFORMATION

TAX LOT:	25129DC01600
ADDRESS:	TBD OREGON STREET SHERWOOD, OR
SITE AREA:	2.00 ACRES
BUILDING AREA:	14,940 SF (ROOF) 14,506 (FOOTPRINT)
OFFICE:	3,000 SF
STORAGE MEZZ:	3,000 SF
WAREHOUSE:	10,916 SF
TOTAL:	16,916 SF

PARKING PROVIDED:		
TYPE	SIZE	# PROVIDED
STANDARD	9' X 20'	22 STALLS
COMPACT	8' X 18'	0 STALLS
H/C ACCESSIBLE	9' X 20'	2 STALLS
TOTAL PROVIDED PARKING:		24 STALLS

LEGEND

	HANDICAP PARKING STALL
	FIRE HYDRANT
	DRIVE-IN OVERHEAD DOOR
	LANDSCAPING
	CONCRETE

Owner: JBMAC VENTURES LLC
Applicant: CIDA Inc - Matthew Bridegroom

NORTH

1

A0.1

SITE PLAN

SCALE: 1"= 30'-0"

KEYNOTES

- 1

CONCRETE CURB
- 2

ACCESS STRIPING
- 3

CONCRETE SIDEWALK
- 4

6'-0" HIGH BLACK VINYL COATED CHAINLINK FENCE, WITH BLACK SLATS
- 5

LANDSCAPE AREA
- 6

BIKE PARKING - 2 STALLS -- 24"x6' CLR EACH. W/ 5' MANEUVERING I SIDE
- 7

TRASH ENCLOSURE W/ SCREENED CHAIN-LINK FENCING AND GATES
- 8

PRIMARY BUILDING ENTRANCE
- 9

DRIVE-IN OVERHEAD DOORS
- 10

ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY
- 11

20'x20' CLEAR VISION TRIANGLE
- 12

SLIDING GATE, WIDTH OF DRIVE

13

ASPHALT PAVEMENT PER CIVIL DOCUMENTS

14

EXTERIOR STORAGE AREA

15

EXISTING ACCESS AND UTILITY EASEMENTS

16

CANOPY ABOVE

17

EXISTING OVER-HEAD POWERLINE

18

CONCRETE WHEEL STOPS

19

LIGHT POLE

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ISSUE DATE	PRE-APP	LAND USE	APPRAISAL SET
04/30/25	08/01/25	08/27/25	

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NEW CONSTRUCTION FOR:
GH McCULLOCH
SHERWOOD, OR

SITE PLAN
A0.1
JOB NO. 250139.01



Owner: JBMAC VENTURES LLC
Applicant: CIDA Inc - Matthew Bridegroom

C:\Users\Matthew\AppData\Local\Temp\AU0.1\1584487E PLAN Surrounding use.dwg Aug 01, 2025 - 11:13 am



SURROUNDING USES

SCALE: 1"= 100'-0"

Owner: JBMAC VENTURES LLC
Applicant: CIDA Inc - Matthew Bridegroom

LEGEND

- LIGHT INDUSTRIAL (LI)
- LIGHT INDUSTRIAL PUD (LI PUD)
- MEDIUM DENSITY RESIDENTIAL LOW (MDR)
- MEDIUM DENSITY RESIDENTIAL LOW PUD (MDR PUD)
- LOW DENSITY RESIDENTIAL (LDR)

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RESIDENTS	PRE-APP	LAND USE
04/30/25	08/01/25	



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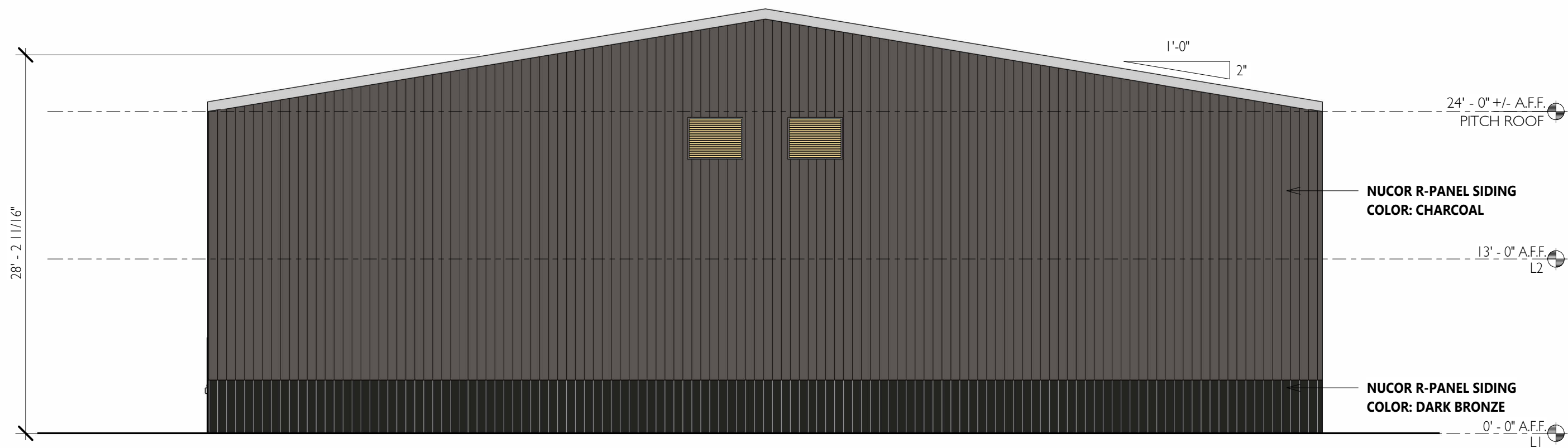
NEW CONSTRUCTION FOR:
GH McCulloch
SHERWOOD, OR

SURROUNDING USES

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JOB NO. 250139.01

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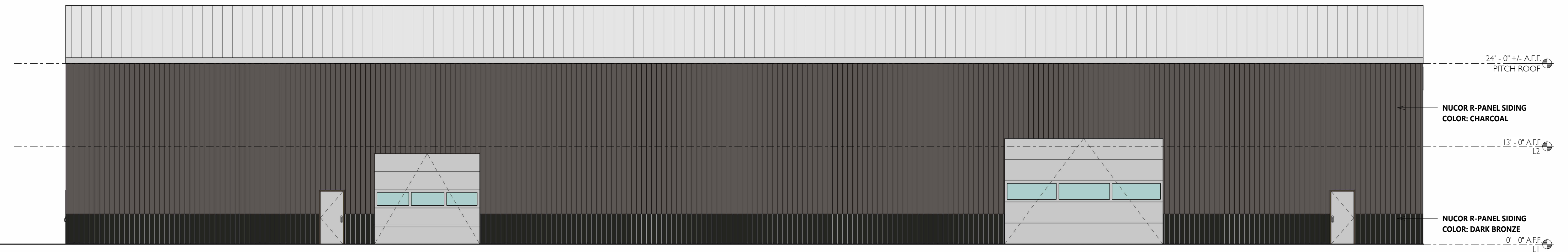
1 WEST
AE0.1 1/8" = 1'-0"



2 EAST
AE0.1 1/8" = 1'-0"



3 SOUTH
AE0.1 1/8" = 1'-0"



4 NORTH
AE0.1 1/8" = 1'-0"

METAL SALES EM15 SERIES PANEL
COLOR: ASH GRAY

LONGBOARD T&G
COLOR: DARK KNOTTY PINE

4,323.5 SF SOUTH FACADE AREA

15% X 4,323.5 SF = 648.5 SF REQUIRED GLAZING

653 SF GLAZING AREA PROVIDED

EXPOSED STRUCTURE

KAWNEER DARK BRONZE
STOREFRONT W/ SOLARBAN
65 CLEAR GLAZING

10/23/2025 3:08:19 PM

1
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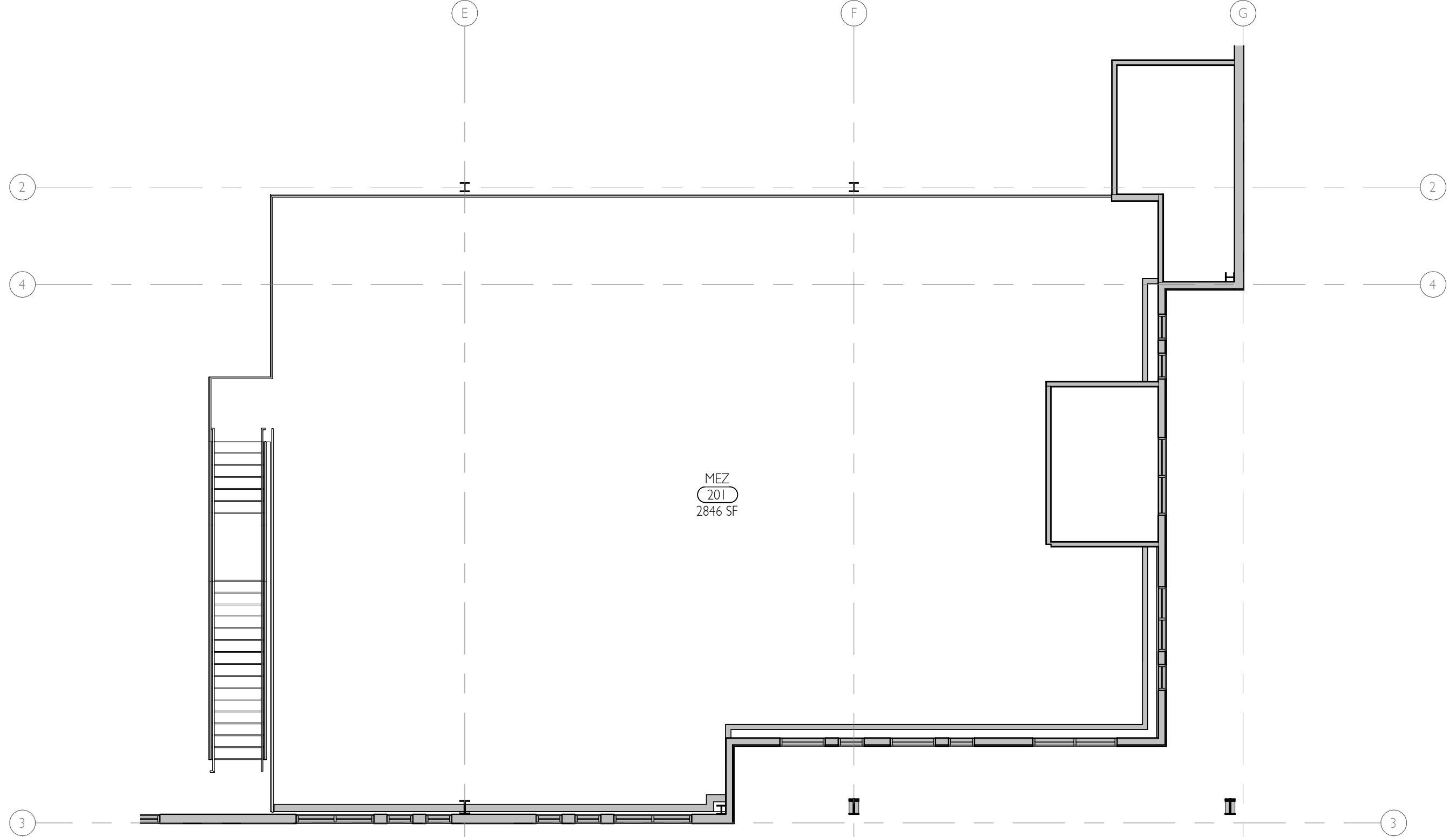
FIRST FLOOR

1/8" = 1'-0"



2
AP0.1

1/8" = 1'-0"



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ISSUE DATE

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NEW CONSTRUCTION FOR

GH McCULLOCH

TBD, OREGON ST, SHERWOOD, OR 97140

FLOOR PLANS

AP0.1

250139.01

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