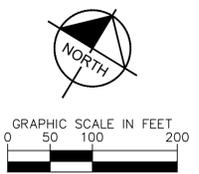
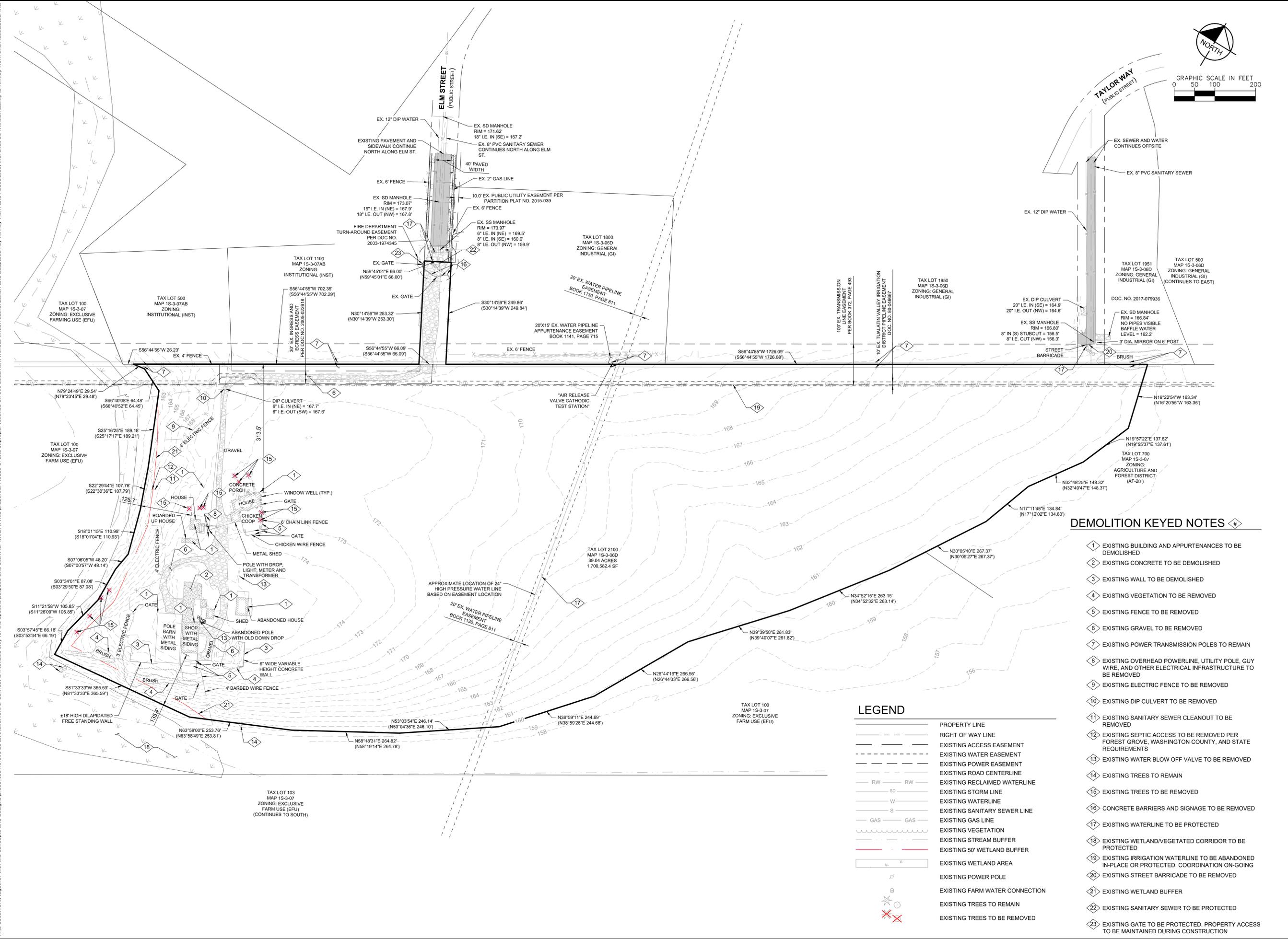


Plotted By: Brewster, Kyle Sheet Set: Altabird Elm Street - Land Use Layout: C1.00 October 11, 2024, 11:27:18am. K:\PDX_Civil\08017000 - Forest Grove Industrial Elm Street\CAD\Plots\SheetLandUse\C1.00-EXIST.dwg
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DEMOLITION KEYED NOTES

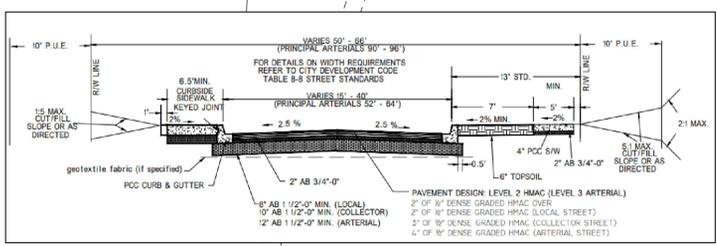
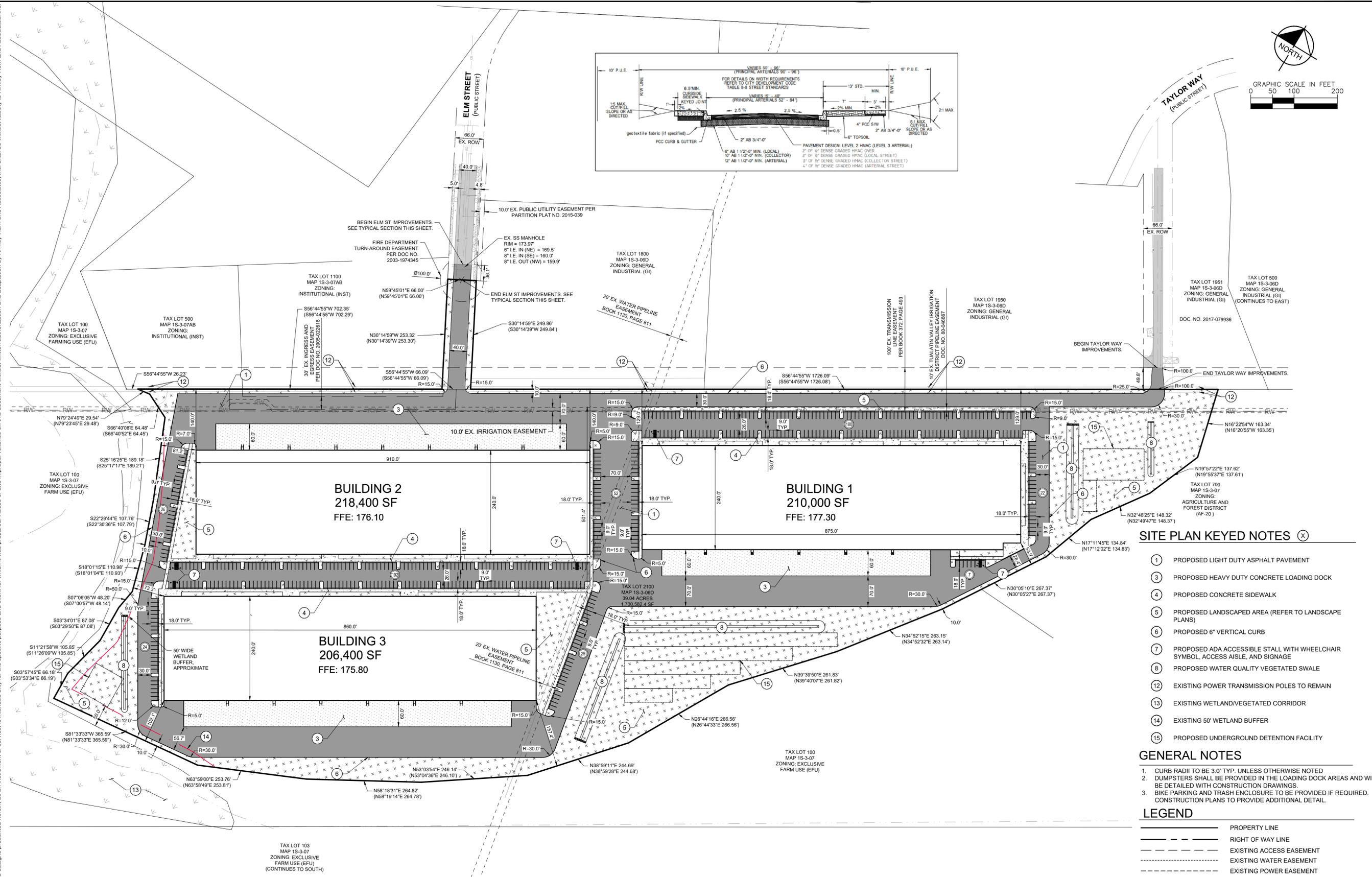
- 1 EXISTING BUILDING AND APPURTENANCES TO BE DEMOLISHED
- 2 EXISTING CONCRETE TO BE DEMOLISHED
- 3 EXISTING WALL TO BE DEMOLISHED
- 4 EXISTING VEGETATION TO BE REMOVED
- 5 EXISTING FENCE TO BE REMOVED
- 6 EXISTING GRAVEL TO BE REMOVED
- 7 EXISTING POWER TRANSMISSION POLES TO REMAIN
- 8 EXISTING OVERHEAD POWERLINE, UTILITY POLE, GUY WIRE, AND OTHER ELECTRICAL INFRASTRUCTURE TO BE REMOVED
- 9 EXISTING ELECTRIC FENCE TO BE REMOVED
- 10 EXISTING DIP CULVERT TO BE REMOVED
- 11 EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED
- 12 EXISTING SEPTIC ACCESS TO BE REMOVED PER FOREST GROVE, WASHINGTON COUNTY, AND STATE REQUIREMENTS
- 13 EXISTING WATER BLOW OFF VALVE TO BE REMOVED
- 14 EXISTING TREES TO REMAIN
- 15 EXISTING TREES TO BE REMOVED
- 16 CONCRETE BARRIERS AND SIGNAGE TO BE REMOVED
- 17 EXISTING WATERLINE TO BE PROTECTED
- 18 EXISTING WETLAND/VEGETATED CORRIDOR TO BE PROTECTED
- 19 EXISTING IRRIGATION WATERLINE TO BE ABANDONED IN-PLACE OR PROTECTED. COORDINATION ON-GOING
- 20 EXISTING STREET BARRICADE TO BE REMOVED
- 21 EXISTING WETLAND BUFFER
- 22 EXISTING SANITARY SEWER TO BE PROTECTED
- 23 EXISTING GATE TO BE PROTECTED. PROPERTY ACCESS TO BE MAINTAINED DURING CONSTRUCTION

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- - - EXISTING ACCESS EASEMENT
- - - EXISTING WATER EASEMENT
- - - EXISTING POWER EASEMENT
- - - EXISTING ROAD CENTERLINE
- - - EXISTING RECLAIMED WATERLINE
- - - EXISTING STORM LINE
- - - EXISTING WATERLINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING GAS LINE
- - - EXISTING VEGETATION
- - - EXISTING STREAM BUFFER
- - - EXISTING 50' WETLAND BUFFER
- - - EXISTING WETLAND AREA
- - - EXISTING POWER POLE
- - - EXISTING FARM WATER CONNECTION
- - - EXISTING TREES TO REMAIN
- - - EXISTING TREES TO BE REMOVED

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PRELIMINARY NOT FOR CONSTRUCTION		KHA PROJECT 090177000	
PRELIMINARY EXISTING CONDITIONS AND DEMOLITION PLAN		DATE 10/11/2024	
FOREST GROVE INDUSTRIAL		SCALE AS SHOWN	
PREPARED FOR ALTABIRD INVESTMENTS CITY OF FOREST GROVE		DESIGNED BY DRAWN BY CHECKED BY	
SHEET NUMBER C1.00		REVISIONS No. DATE BY	

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PRELIMINARY CIVIL SITE PLAN

FOREST GROVE INDUSTRIAL
PREPARED FOR
ALTBIRD INVESTMENTS
CITY OF FOREST GROVE

SHEET NUMBER
C2.00

SITE PLAN KEYED NOTES

- 1 PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- 3 PROPOSED HEAVY DUTY CONCRETE LOADING DOCK
- 4 PROPOSED CONCRETE SIDEWALK
- 5 PROPOSED LANDSCAPED AREA (REFER TO LANDSCAPE PLANS)
- 6 PROPOSED 6" VERTICAL CURB
- 7 PROPOSED ADA ACCESSIBLE STALL WITH WHEELCHAIR SYMBOL, ACCESS AISLE, AND SIGNAGE
- 8 PROPOSED WATER QUALITY VEGETATED SWALE
- 12 EXISTING POWER TRANSMISSION POLES TO REMAIN
- 13 EXISTING WETLAND/VEGETATED CORRIDOR
- 14 EXISTING 50' WETLAND BUFFER
- 15 PROPOSED UNDERGROUND DETENTION FACILITY

GENERAL NOTES

1. CURB RADII TO BE 3.0' TYP. UNLESS OTHERWISE NOTED
2. DUMPSTERS SHALL BE PROVIDED IN THE LOADING DOCK AREAS AND WILL BE DETAILED WITH CONSTRUCTION DRAWINGS.
3. BIKE PARKING AND TRASH ENCLOSURE TO BE PROVIDED IF REQUIRED. CONSTRUCTION PLANS TO PROVIDE ADDITIONAL DETAIL.

LEGEND

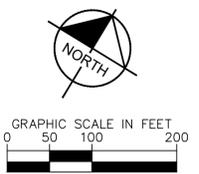
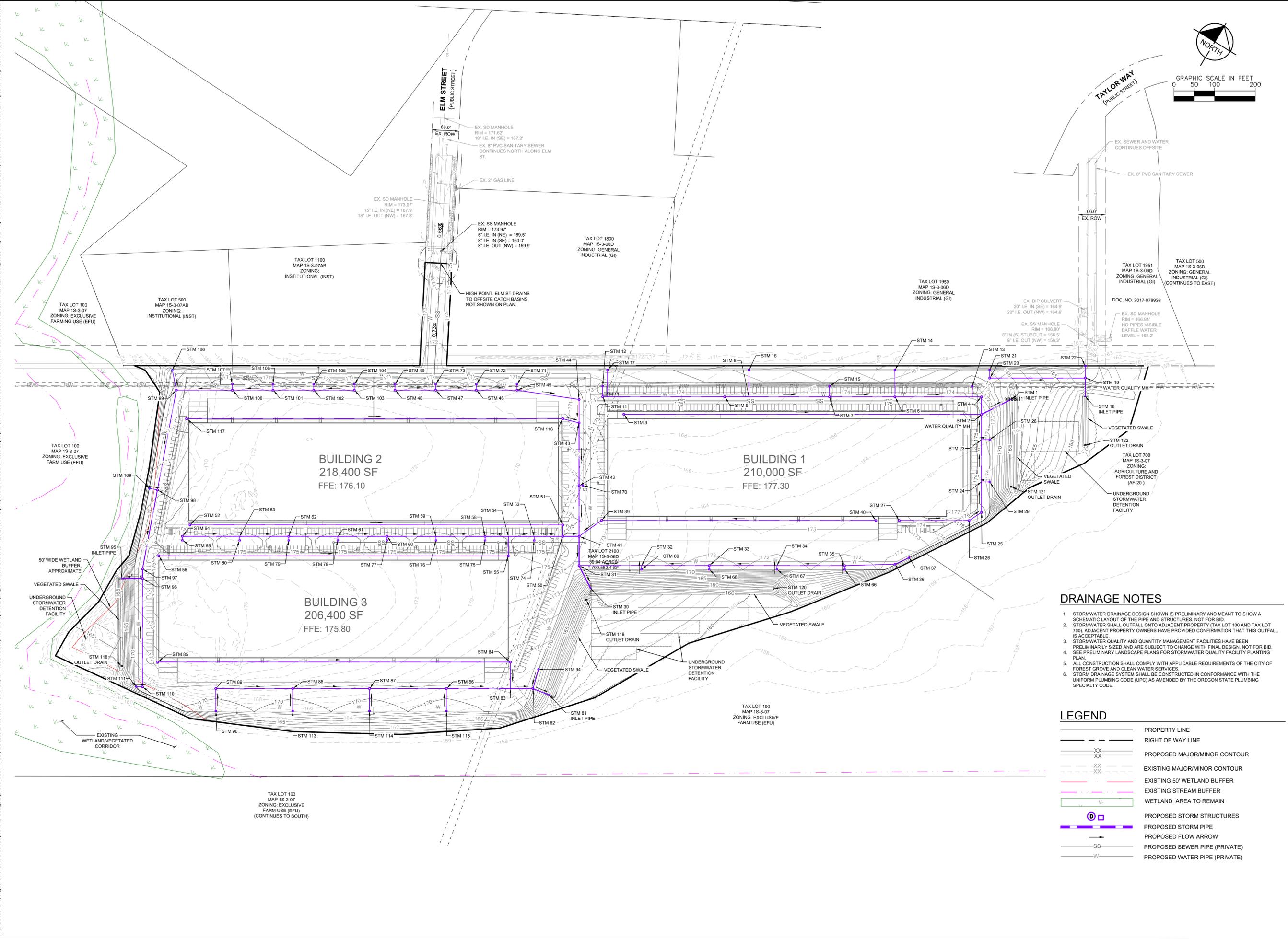
	PROPERTY LINE
	RIGHT OF WAY LINE
	EXISTING ACCESS EASEMENT
	EXISTING WATER EASEMENT
	EXISTING POWER EASEMENT
	EXISTING STREAM BUFFER
	EXISTING 50' WETLAND BUFFER
	WETLAND AREA TO REMAIN
	PROPOSED LANDSCAPED AREA
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ADA ROUTE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PARKING COUNT

SITE DATA SUMMARY			
PARCEL AREA	39.04/1,700,582.4	ACRES/SQUARE FEET	
DISTURBED AREA	39.04/1,700,582.4	ACRES/SQUARE FEET	APPROX.
LOT COVERAGE	37.30	%	
LANDSCAPING COVERAGE	24.60	%	

PARKING DATA SUMMARY	
REQUIRED VEHICLE PARKING SPACES	817
PROPOSED VEHICLE PARKING SPACES	522
PROPOSED ADA PARKING SPACES	10
REQUIRED BICYCLE PARKING SPACES	SEE PROJECT DESCRIPTION
PROPOSED BICYCLE PARKING SPACES	SEE PROJECT DESCRIPTION

ZONING DATA SUMMARY	
CURRENT ZONING	BUSINESS INDUSTRIAL PARK (BIP)
BUILDING SETBACKS	FRONT: 20', SIDE & REAR: 10'
LANDSCAPE SETBACKS	FRONT: 20', SIDE & REAR: 10'

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DRAINAGE NOTES

1. STORMWATER DRAINAGE DESIGN SHOWN IS PRELIMINARY AND MEANT TO SHOW A SCHEMATIC LAYOUT OF THE PIPE AND STRUCTURES. NOT FOR BID.
2. STORMWATER SHALL OUTFALL ONTO ADJACENT PROPERTY (TAX LOT 100 AND TAX LOT 700). ADJACENT PROPERTY OWNERS HAVE PROVIDED CONFIRMATION THAT THIS OUTFALL IS ACCEPTABLE.
3. STORMWATER QUALITY AND QUANTITY MANAGEMENT FACILITIES HAVE BEEN PRELIMINARILY SIZED AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN. NOT FOR BID.
4. SEE PRELIMINARY LANDSCAPE PLANS FOR STORMWATER QUALITY FACILITY PLANNING PLAN.
5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CITY OF FOREST GROVE AND CLEAN WATER SERVICES.
6. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE (UPC) AS AMENDED BY THE OREGON STATE PLUMBING SPECIALTY CODE.

LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- XX — PROPOSED MAJOR/MINOR CONTOUR
- - - XX - - - EXISTING MAJOR/MINOR CONTOUR
- XX — EXISTING 50' WETLAND BUFFER
- XX — EXISTING STREAM BUFFER
- W — WETLAND AREA TO REMAIN
- ⊙ PROPOSED STORM STRUCTURES
- PROPOSED STORM PIPE
- PROPOSED FLOW ARROW
- SS — PROPOSED SEWER PIPE (PRIVATE)
- W — PROPOSED WATER PIPE (PRIVATE)

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**PRELIMINARY
 DRAINAGE PLAN**

**FOREST GROVE
 INDUSTRIAL**
 PREPARED FOR
ALTABIRD INVESTMENTS
 CITY OF FOREST GROVE

SHEET NUMBER
C4.00

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STORMWATER STRUCTURE TABLE					
STRUCTURE	TYPE	RIM	IE IN	IE OUT	DEPTH
STM 1	FES	167.33	165.17 (24° SW)		
STM 2	PRETREATMENT MANHOLE	174.77	167.75 (12° SE) 165.50 (18° NW) 169.63 (12° SW)	165.50 (24° NE)	9.27
STM 3	MH	177.17		174.03 (12° NE)	3.14
STM 4	MH	172.57	165.81 (12° SW)	165.71 (18° SE)	6.86
STM 5	TEE	167.04	165.93 (12° SW) 165.93 (12° NW)	165.93 (12° NE)	11.21
STM 6	MH	174.40	166.98 (8° NW) 166.98 (12° SW)	166.88 (12° NE)	7.52
STM 7	MH	174.40	167.88 (12° SW) 167.88 (12° NW)	167.78 (12° NE)	6.62
STM 8	TEE	169.97	168.87 (8° NW) 168.87 (12° SW)	168.87 (12° NE)	8.94
STM 9	MH	174.40	169.27 (12° SW)	169.17 (12° NE)	5.23
STM 10	TEE	171.82	170.71 (12° SW) 170.71 (12° NW)	170.71 (12° NE)	7.03
STM 11	MH	174.11	170.87 (12° NW)	170.77 (12° NE)	3.34
STM 12	CB	173.55		171.00 (12° SE)	2.55
STM 13	CB	173.05		170.00 (12° SE)	3.05
STM 14	CB	165.97		162.82 (8° SE)	3.16
STM 15	CB	173.49		170.44 (12° SE)	3.05
STM 16	CB	168.72		165.69 (8° SE)	3.02
STM 17	CB	170.75		167.70 (12° SE)	3.05
STM 18	HEADWALL	158.76	157.63 (12° NW)		
STM 19	PRETREATMENT MANHOLE	163.71	157.95 (12° SW) 158.11 (8° NW)	157.85 (12° SE)	5.86
STM 20	MH	169.51	165.11 (12° NW)	165.01 (12° NE)	4.50
STM 21	CB	169.01		165.71 (12° SE)	3.30
STM 22	CB	163.23		158.16 (8° SE)	5.07
STM 23	TEE	169.16	168.05 (12° SE) 168.05 (8° NE)	168.05 (12° NW)	3.79
STM 24	TEE	169.68	168.57 (12° SE) 168.57 (8° NE)	168.57 (12° NW)	3.28
STM 25	MH	175.37	169.05 (12° SW)	168.95 (12° NW)	6.42
STM 26	MH	175.42	169.33 (12° SW)	169.23 (12° NE)	6.19
STM 27	MH	173.34		170.19 (12° NE)	3.15
STM 28	CB	173.61		168.15 (8° SW)	5.46
STM 29	CB	173.61		168.67 (8° SW)	4.94
STM 30	FES	164.65	162.49 (24° NW)		
STM 31	PRETREATMENT MANHOLE	173.60	163.79 (12° NE) 162.70 (24° NW)	162.60 (24° SE)	11.00
STM 32	TEE	166.28	164.56 (12° NE) 165.49 (8° SE)	164.56 (12° SW)	5.41
STM 33	MH	171.39	165.49 (12° NE) 167.90 (12° SE)	165.39 (12° SW)	6.00
STM 34	TEE	167.43	166.32 (12° NE) 166.32 (8° SE)	166.32 (12° SW)	4.14
STM 35	MH	171.39	168.19 (8° SE) 167.26 (12° NE)	167.16 (12° SW)	4.24
STM 36	MH	171.60	167.98 (12° NE)	167.88 (12° SW)	3.72
STM 37	CB	171.22		168.17 (12° SW)	3.05
STM 39	MH	173.52	167.62 (12° NE)	167.52 (12° SW)	6.00
STM 40	MH	173.22		171.00 (12° SW)	2.22
STM 41	MH	174.28	167.14 (18° SW) 163.18 (18° NW) 167.19 (12° NE)	163.08 (24° SE)	11.21

STORMWATER STRUCTURE TABLE					
STRUCTURE	TYPE	RIM	IE IN	IE OUT	DEPTH
STM 42	MH	173.37	163.90 (18° NW) 167.39 (8° NE)	163.80 (18° SE)	9.57
STM 43	MH	170.39	164.87 (12° NW) 164.77 (12° W)	164.67 (18° SE)	5.72
STM 44	MH	170.69	165.26 (12° SW)	165.16 (12° SE)	5.53
STM 45	MH	170.88	166.13 (12° SW) 167.66 (8° NW)	166.03 (12° NE)	4.85
STM 46	MH	170.88	166.73 (12° SW) 167.66 (8° NW)	166.63 (12° NE)	4.25
STM 47	MH	170.88	167.33 (12° SW) 167.66 (8° NW)	167.23 (12° NE)	3.65
STM 48	MH	170.88	167.93 (8° NW)	167.83 (12° NE)	3.05
STM 49	CB	170.44		168.01 (8° SE)	2.44
STM 50	MH	174.98	167.44 (12° SW) 168.77 (12° NW)	167.34 (18° NE)	7.65
STM 51	MH	175.29	168.91 (12° SW)	168.91 (12° SE)	6.37
STM 52	MH	175.92		173.50 (12° NE)	2.42
STM 53	TEE	168.90	167.79 (12° SW) 167.79 (8° SE)	167.79 (12° NE)	5.16
STM 54	TEE	169.21	168.11 (12° SW) 168.11 (12° SE)	168.11 (12° NE)	7.05
STM 55	MH	175.64	168.69 (12° SW)	168.59 (12° NW)	7.05
STM 56	MH	175.61		172.99 (12° NE)	2.62
STM 58	MH	174.72	168.50 (12° SW) 168.73 (8° SE)	168.40 (12° NE)	6.32
STM 59	TEE	170.20	169.10 (12° SW) 169.43 (8° SE)	169.10 (12° NE)	3.75
STM 60	MH	174.72	170.04 (8° SE) 169.80 (12° SW)	169.70 (12° NE)	5.02
STM 61	TEE	171.51	170.74 (8° SE) 170.41 (12° SW)	170.41 (12° NE)	4.31
STM 62	MH	174.72	171.11 (12° SW) 171.34 (8° SE)	171.01 (12° NE)	3.71
STM 63	TEE	172.82	171.71 (12° SW) 171.77 (8° SE)	171.71 (12° NE)	3.01
STM 64	MH	174.51	172.52 (8° SE)	172.42 (12° NE)	2.09
STM 65	CB	174.78		172.57 (8° NW)	2.21
STM 66	CB	171.19		168.23 (8° NW)	2.95
STM 67	CB	171.19		166.37 (8° NW)	4.81
STM 68	CB	171.19		168.14 (12° NW)	3.05
STM 69	CB	171.19		165.54 (8° NW)	5.65
STM 70	CB	173.37		167.44 (8° SW)	5.93
STM 71	CB	170.44		167.73 (8° SE)	2.71
STM 72	CB	170.44		167.73 (8° SE)	2.71
STM 73	CB	170.44		167.73 (8° SE)	2.71
STM 74	CB	174.44		167.89 (8° NW)	6.54
STM 75	CB	174.44		168.78 (8° NW)	5.66
STM 76	CB	174.44		169.48 (8° NW)	4.95
STM 77	CB	174.44		170.09 (8° NW)	4.35
STM 78	CB	174.44		170.79 (8° NW)	3.65
STM 79	CB	174.44		171.39 (8° NW)	3.04
STM 80	CB	174.44		171.82 (8° NW)	2.62
STM 81	FES	163.76	162.12 (18° W)		
STM 82	PRETREATMENT MANHOLE	170.11	162.45 (18° SW) 162.45 (12° N)	162.35 (18° E)	7.76

STORMWATER STRUCTURE TABLE					
STRUCTURE	TYPE	RIM	IE IN	IE OUT	DEPTH
STM 83	TEE	164.37	162.72 (18° SW) 163.00 (12° NW)	162.72 (18° NE)	9.47
STM 84	MH	171.55	164.66 (12° SW)	164.56 (12° SE)	6.99
STM 85	MH	172.49		169.00 (12° NE)	3.49
STM 86	MH	170.74	163.61 (12° SW) 166.09 (8° SE)	163.51 (18° NE)	7.23
STM 87	MH	170.74	166.09 (8° SE) 164.66 (12° SW)	164.56 (12° NE)	6.18
STM 88	MH	170.74	166.09 (8° SE) 165.70 (12° SW)	165.60 (12° NE)	5.14
STM 89	MH	170.74	166.75 (8° SE)	166.65 (12° NE)	4.09
STM 90	CB	169.07		166.36 (8° NW)	2.71
STM 94	CB	169.98		162.69 (12° S)	7.28
STM 95	FES	165.46	163.30 (24° NE)		
STM 96	PRETREATMENT MANHOLE	174.24	163.57 (24° NW) 164.47 (12° SE)	163.47 (24° SW)	10.77
STM 97	MH	174.55	163.79 (18° N)	163.69 (24° SE)	10.87
STM 98	MH	172.74	164.87 (12° N) 169.29 (8° W)	164.77 (18° S)	7.97
STM 99	MH	170.27	166.22 (12° NE) 166.22 (8° NW)	166.12 (12° S)	4.16
STM 100	MH	170.88	167.01 (12° NE) 167.66 (8° NW)	166.91 (12° SW)	3.98
STM 101	MH	170.88	167.66 (8° NW) 167.61 (12° NE)	167.51 (12° SW)	3.38
STM 102	MH	170.88	168.21 (12° NE) 168.21 (8° NW)	168.11 (12° SW)	2.78
STM 103	MH	170.88	168.81 (8° NW)	168.71 (12° SW)	2.18
STM 104	CB	171.26		168.88 (8° SE)	2.38
STM 105	CB	170.76		168.28 (8° SE)	2.48
STM 106	CB	170.44		167.73 (8° SE)	2.71
STM 107	CB	170.44		167.73 (8° SE)	2.71
STM 108	CB	169.22		166.47 (8° SE)	2.76
STM 109	CB	172.46		169.41 (8° E)	3.05
STM 110	MH	170.31	168.60 (8° SW)	168.01 (12° NW)	2.30
STM 111	CB	171.06		168.85 (8° NE)	2.21
STM 113	CB	169.07		166.36 (8° NW)	2.71
STM 114	CB	169.08		166.36 (8° NW)	2.71
STM 115	CB	169.08		166.36 (8° NW)	2.71
STM 116	MH	171.55	165.07 (12° SW)	164.97 (12° E)	6.58
STM 117	MH	171.77		169.70 (12° NE)	2.07
STM 118	CB	161.36			5.00
STM 119	CB	160.25			5.00
STM 120	CB	156.19			5.00
STM 121	CB	164.09			5.00
STM 122	CB	157.03			5.00

NOTE:
PIPE SIZES AND INVERT INFORMATION
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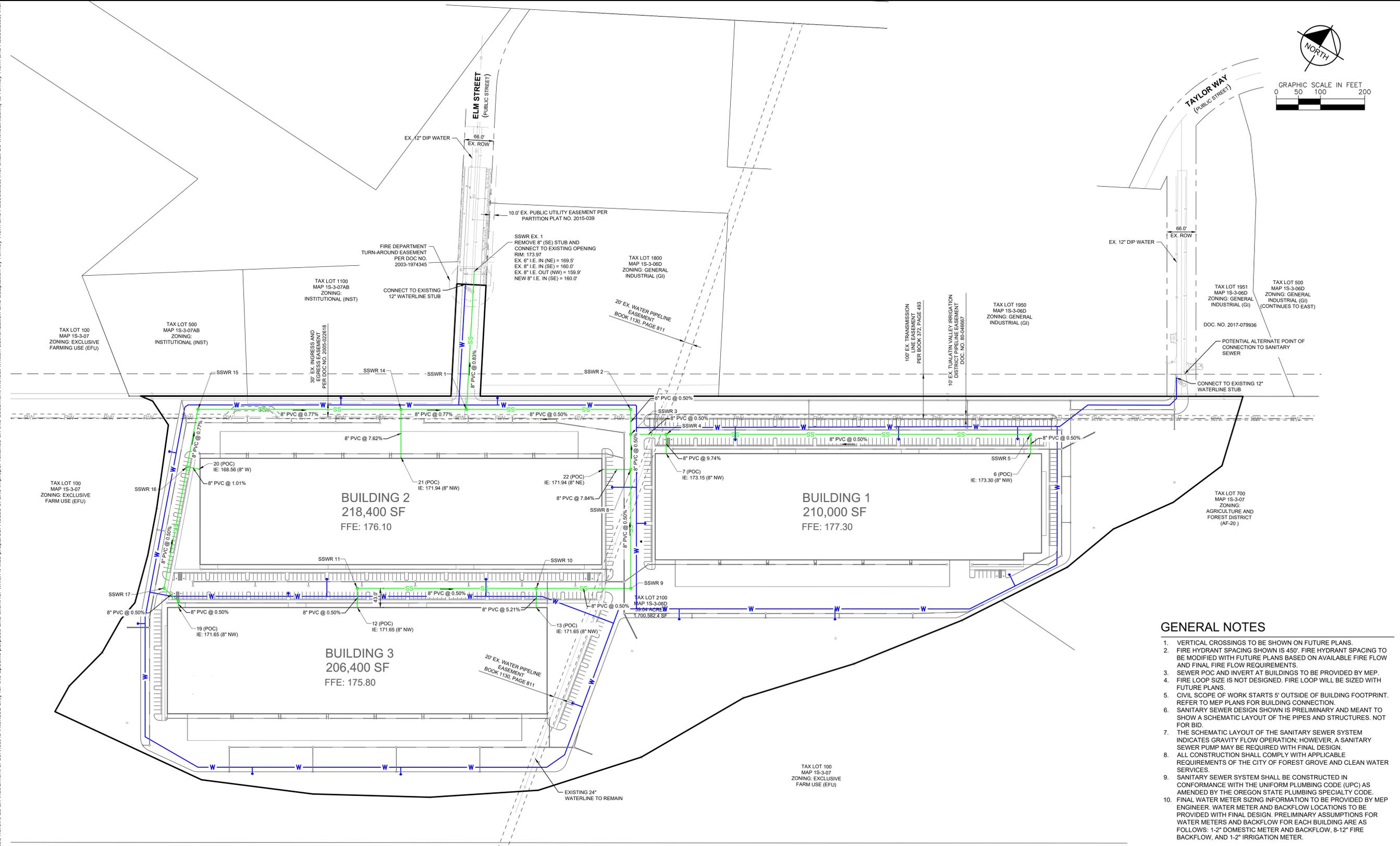
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**PRELIMINARY
STORMWATER
STRUCTURE TABLES**

**FOREST GROVE
INDUSTRIAL**
 PREPARED FOR
ALTBIRD INVESTMENTS
 CITY OF FOREST GROVE
 OREGON

SHEET NUMBER
C4.10

Plotted By: Brewer, Kyle Sheet Set: Altabird Elm Street - Land Use - Layout: C5.00 - October 11, 2024, 11:28:24am - K:\PDX_Civil\09177000 - Forest Grove Industrial Elm Street\CAD\SheetSet\LandUse\C5.00-UTL.dwg
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GENERAL NOTES

- VERTICAL CROSSINGS TO BE SHOWN ON FUTURE PLANS.
- FIRE HYDRANT SPACING SHOWN IS 450'. FIRE HYDRANT SPACING TO BE MODIFIED WITH FUTURE PLANS BASED ON AVAILABLE FIRE FLOW AND FINAL FIRE FLOW REQUIREMENTS.
- SEWER POC AND INVERT AT BUILDINGS TO BE PROVIDED BY MEP.
- FIRE LOOP SIZE IS NOT DESIGNED. FIRE LOOP WILL BE SIZED WITH FUTURE PLANS.
- CIVIL SCOPE OF WORK STARTS 5' OUTSIDE OF BUILDING FOOTPRINT. REFER TO MEP PLANS FOR BUILDING CONNECTION.
- SANITARY SEWER DESIGN SHOWN IS PRELIMINARY AND MEANT TO SHOW A SCHEMATIC LAYOUT OF THE PIPES AND STRUCTURES. NOT FOR BID.
- THE SCHEMATIC LAYOUT OF THE SANITARY SEWER SYSTEM INDICATES GRAVITY FLOW OPERATION; HOWEVER, A SANITARY SEWER PUMP MAY BE REQUIRED WITH FINAL DESIGN.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CITY OF FOREST GROVE AND CLEAN WATER SERVICES.
- SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE (UPC) AS AMENDED BY THE OREGON STATE PLUMBING SPECIALTY CODE.
- FINAL WATER METER SIZING INFORMATION TO BE PROVIDED BY MEP ENGINEER. WATER METER AND BACKFLOW LOCATIONS TO BE PROVIDED WITH FINAL DESIGN. PRELIMINARY ASSUMPTIONS FOR WATER METERS AND BACKFLOW FOR EACH BUILDING ARE AS FOLLOWS: 1-2" DOMESTIC METER AND BACKFLOW, 8-12" FIRE BACKFLOW, AND 1-2" IRRIGATION METER.

LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	EXISTING ACCESS EASEMENT
	EXISTING WATER EASEMENT
	EXISTING POWER EASEMENT
	EXISTING SEWER PIPE (PUBLIC)
	PROPOSED SEWER PIPE (PRIVATE)
	EXISTING WATER PIPE (PUBLIC)
	PROPOSED 12" WATER PIPE (PRIVATE)
	PROPOSED FIRE HYDRANT
	PROPOSED STORM PIPE

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<p>PRELIMINARY UTILITY PLAN</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p>					
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
090177000	10/11/2024	AS SHOWN			
<p>FOREST GROVE INDUSTRIAL</p> <p>PREPARED FOR ALTABIRD INVESTMENTS</p> <p>CITY OF FOREST GROVE OREGON</p>					
<p>SHEET NUMBER C5.00</p>					

Plotted By: Brewer, Kyle Sheet Set: Altabird Elm Street - Land Use Layout: C5.10 October 11, 2024 11:28:27am K:\PDX_Civ\080177000 - Forest Grove Industrial Elm Street\CAD\PipeSheets\Land Use\C5.09-UTL.dwg
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SANITARY SEWER STRUCTURE TABLE					
STRUCTURE	TYPE	RIM	IE IN	IE OUT	DEPTH
SSWR 1	MH	170.91	164.47 (8" NE) 162.57 (8" SW)	162.57 (8" NW)	8.35
SSWR 2	MH	171.91	166.33 (8" SE)	166.33 (8" SW)	5.59
SSWR 3	MH	173.73	168.56 (8" NE) 166.51 (8" SE)	166.61 (8" NW)	7.12
SSWR 4	MH	174.75	168.96 (8" NE) 168.96 (8" SE)	168.96 (8" SW)	5.79
SSWR 5	MH	174.75	173.09 (8" SE)	173.09 (8" SW)	1.66
SSWR 6 (POC)	CONNECTION TO BUILDING	174.03	173.30 (8" SE)	173.30 (8" NW)	5.12
SSWR 7 (POC)	CONNECTION TO BUILDING	173.69	173.15 (8" SE)	173.15 (8" NW)	5.20
SSWR 8	MH	173.89	167.00 (8" SE) 167.00 (8" SW)	167.00 (8" NW)	6.89
SSWR 9	MH	173.82	168.34 (8" SW)	168.34 (8" NW)	5.48
SSWR 10	MH	174.80	169.41 (8" SW) 169.41 (8" SE)	169.41 (8" NE)	5.39
SSWR 11	MH	174.62	171.44 (8" SE)	171.44 (8" NE)	3.18
SSWR 12 (POC)	CONNECTION TO BUILDING	172.38	171.65 (8" SE)	171.65 (8" NW)	5.20
SSWR 13 (POC)	CONNECTION TO BUILDING	172.19	171.65 (8" SE)	171.65 (8" NW)	5.20
SSWR 14	MH	171.15	163.71 (8" SW) 163.71 (8" SE)	163.71 (8" NE)	7.44
SSWR 15	MH	170.41	167.26 (8" S)	167.26 (8" NE)	3.15
SSWR 16	MH	171.14	169.97 (8" S) 168.28 (8" E)	168.28 (8" N)	2.86
SSWR 17	MH	174.40	171.36 (8" E)	171.36 (8" N)	3.04
SSWR 18	MH	175.58	171.58 (8" SE)	171.58 (8" W)	4.00
SSWR 19 (POC)	CONNECTION TO BUILDING	172.38	171.65 (8" SE)	171.65 (8" NW)	4.02
SSWR 20 (POC)	CONNECTION TO BUILDING	169.29		168.56 (8" W)	5.13

SANITARY SEWER STRUCTURE TABLE					
STRUCTURE	TYPE	RIM	IE IN	IE OUT	DEPTH
SSWR 21 (POC)	CONNECTION TO BUILDING	172.48	171.94 (8" SE)	171.94 (8" NW)	6.87
SSWR 22 (POC)	CONNECTION TO BUILDING	172.48		171.94 (8" NE)	9.40
SSWR EX. 1	EX MH	173.97	160.00 (8" SE) 169.50 (6" NE)	159.90 (8" NW)	23.60

NOTE:
 PIPE SIZES AND INVERT INFORMATION
 ARE PRELIMINARY AND FOR REFERENCE
 ONLY TO SHOW DESIGN INTENT

NO.	REVISIONS	DATE	BY
1			
2			
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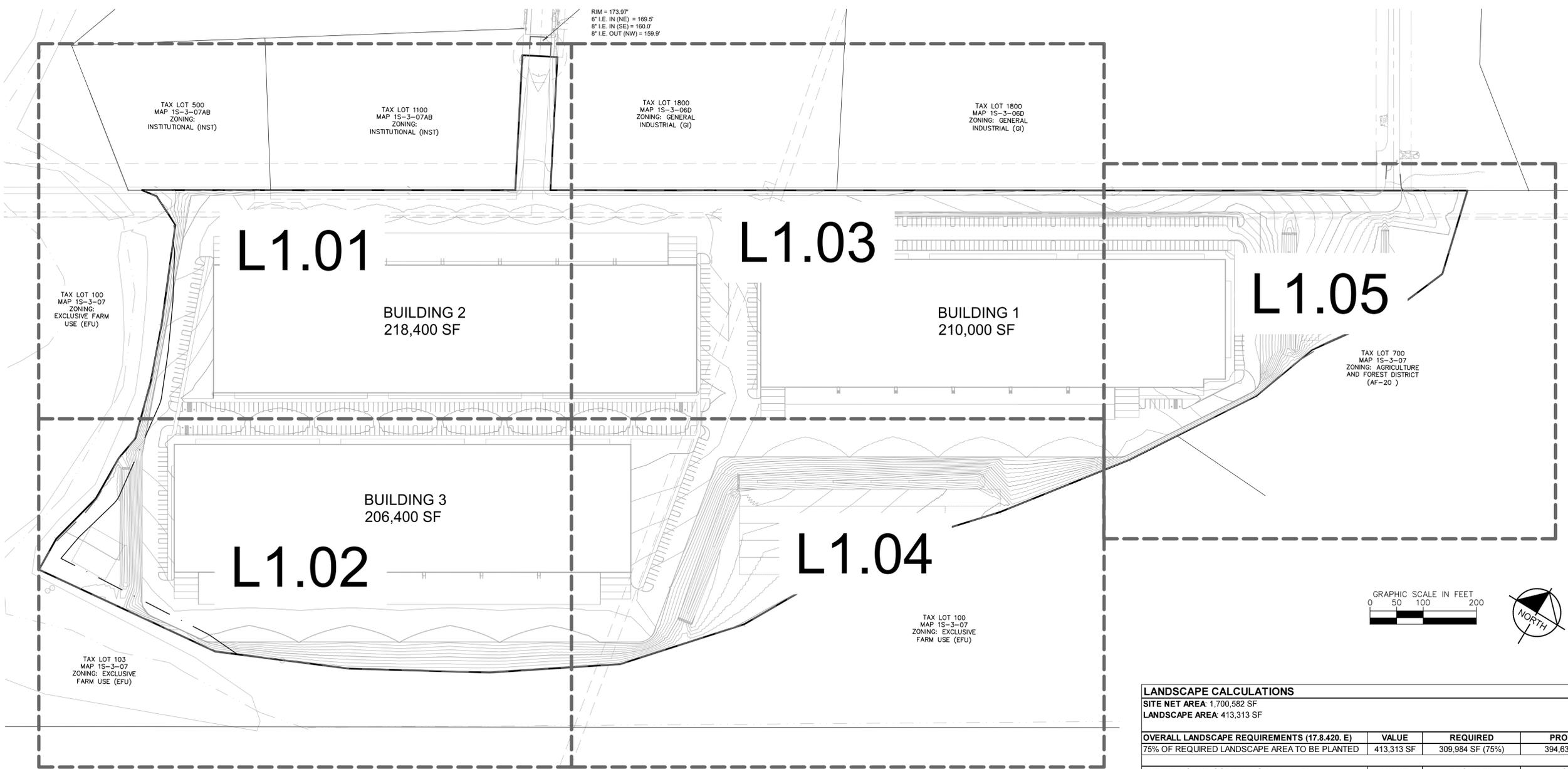
KHA PROJECT 090177000	DATE 10/11/2024
SCALE AS SHOWN	DESIGNED BY
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PRELIMINARY
 SANITARY SEWER
 STRUCTURE TABLES

FOREST GROVE
 INDUSTRIAL
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 ALTABIRD INVESTMENTS
 CITY OF FOREST GROVE
 OREGON

SHEET NUMBER
C5.10

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LANDSCAPE CALCULATIONS			
SITE NET AREA: 1,700,582 SF			
LANDSCAPE AREA: 413,313 SF			
OVERALL LANDSCAPE REQUIREMENTS (17.8.420.E)	VALUE	REQUIRED	PROVIDED
75% OF REQUIRED LANDSCAPE AREA TO BE PLANTED	413,313 SF	309,984 SF (75%)	394,633 (95%)
BUFFERING AND SCREENING (17.8.425.B)	VALUE	REQUIRED	PROVIDED
NORTH BUFFER- TYPE B		10' BUFFER	10' BUFFER
1 ROW OF TREES	690 LF	18 TREES	18 TREES*
10 (5 GAL.) SHRUBS/ 1,000 SF OF BUFFER	6,987 SF	70 SHRUBS	
PERIMETER LANDSCAPING ABUTTING PROPERTIES (17.8.415.D)		REQUIRED	PROVIDED
EAST BUFFER		5' LANDSCAPE STRIP	5' LANDSCAPE STRIP
SOUTH BUFFER		5' LANDSCAPE STRIP	5' LANDSCAPE STRIP
WEST BUFFER		5' LANDSCAPE STRIP	5' LANDSCAPE STRIP
PARKING LOT LANDSCAPING (17.8.415.E)	VALUE	REQUIRED	PROVIDED
8% OF INTERIOR PARKING LOT	212,477 SF	16,998 (8%)	21,113 (10%)
1 TREE/ 1,600 SF OF INTERIOR PARKING LOT	16,998 SF	11 TREES	22 TREES
WATER QUALITY PLANT REQUIREMENTS (CLEAN WATER SERVICES - APPENDIX A: 2.0 - 2.3(c))	VALUE	REQUIRED	PROVIDED
STORMWATER FACILITIES			
SHRUBS/ACRE= SF x 0.05	30,086 SF	1,505 SHRUBS	
GROUND COVER= 100% AREAL COVERAGE	30,086 SF	30,086 SF (100%)	30,086 SF (100%)

*DUE TO UTILITY EASEMENTS 18 BUFFER TREES HAVE BEEN PLACED IN INTERIOR PARKING LOT

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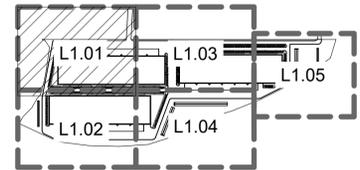
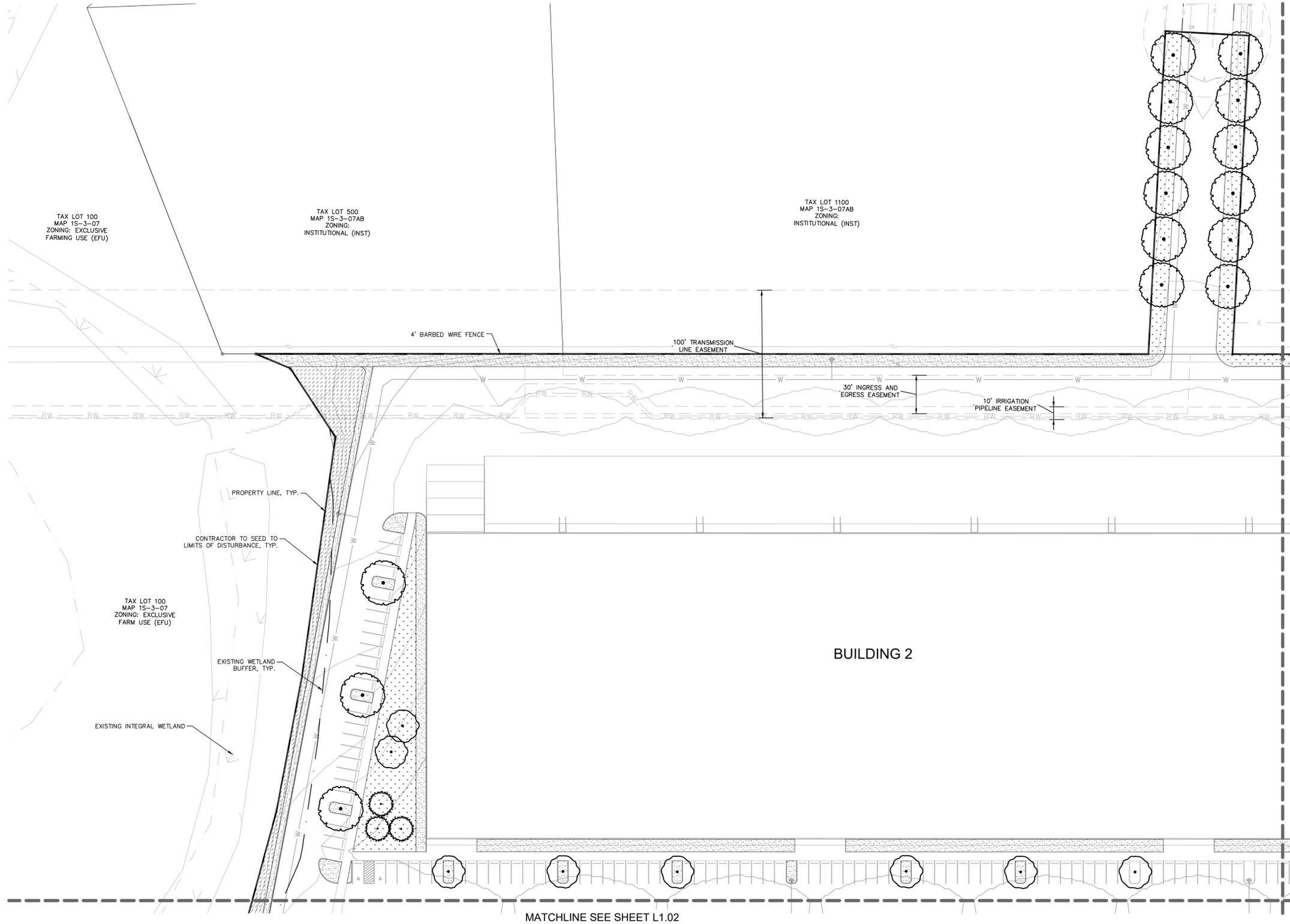
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**OVERALL
LANDSCAPE PLAN**

**FOREST GROVE
INDUSTRIAL**
PREPARED FOR
ALTBIRD INVESTMENTS
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KEY MAP
NTS

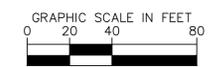


CONCEPT PLANT SCHEDULE

	LARGE DECIDUOUS TREES	23
	SMALL DECIDUOUS TREE	27
	EVERGREEN	6
	NATIVE SEED	262,096 SF
	SOD	44,138 SF
	SHRUB AREA	58,313 SF
	WATER QUALITY PLANTING	30,086 SF

MATCHLINE SEE SHEET L1.03

MATCHLINE SEE SHEET L1.02



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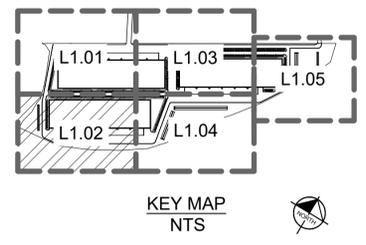
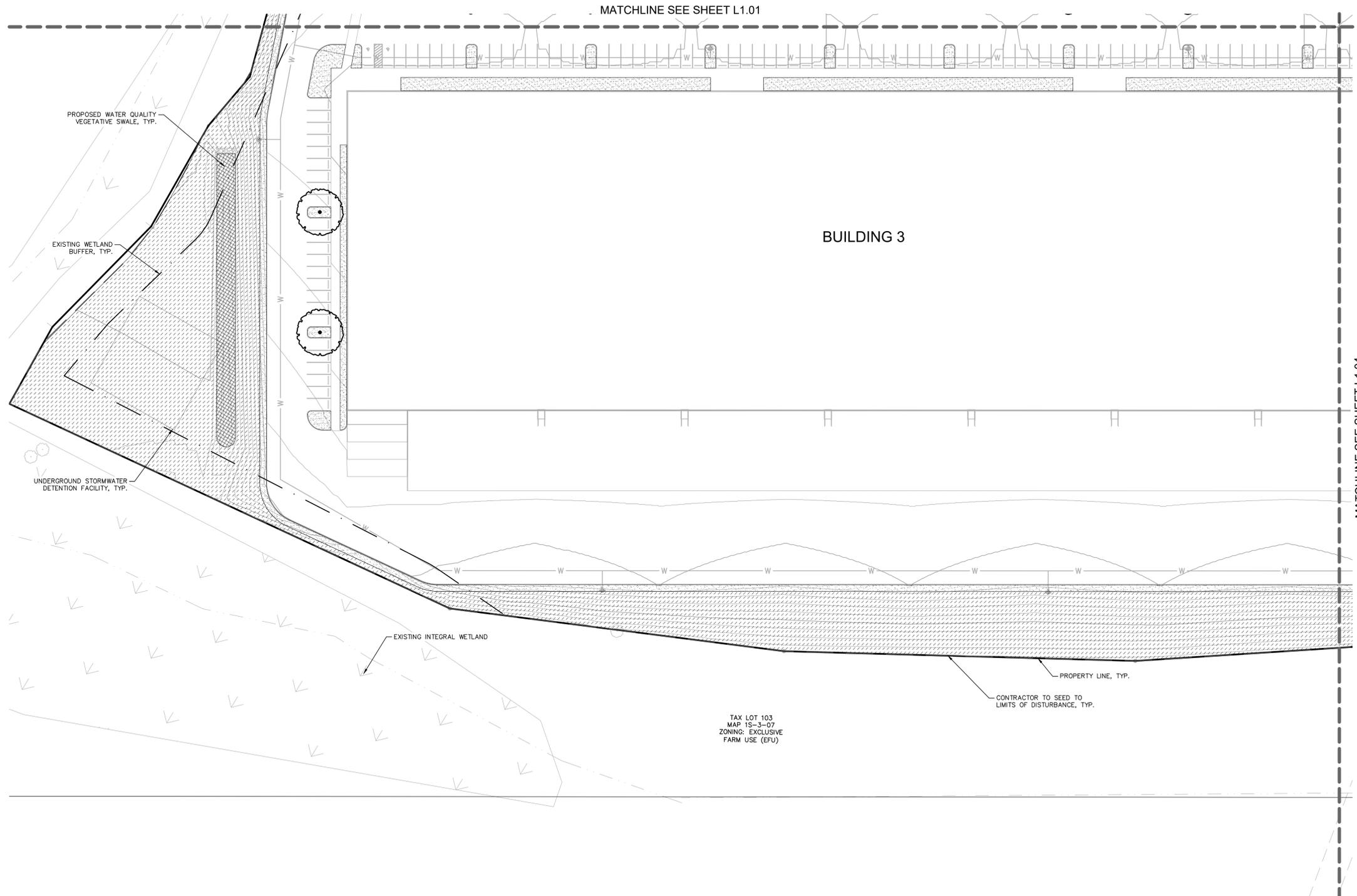
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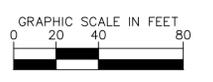
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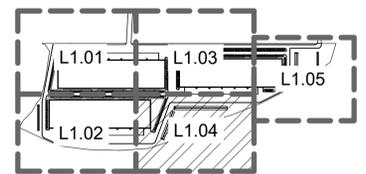
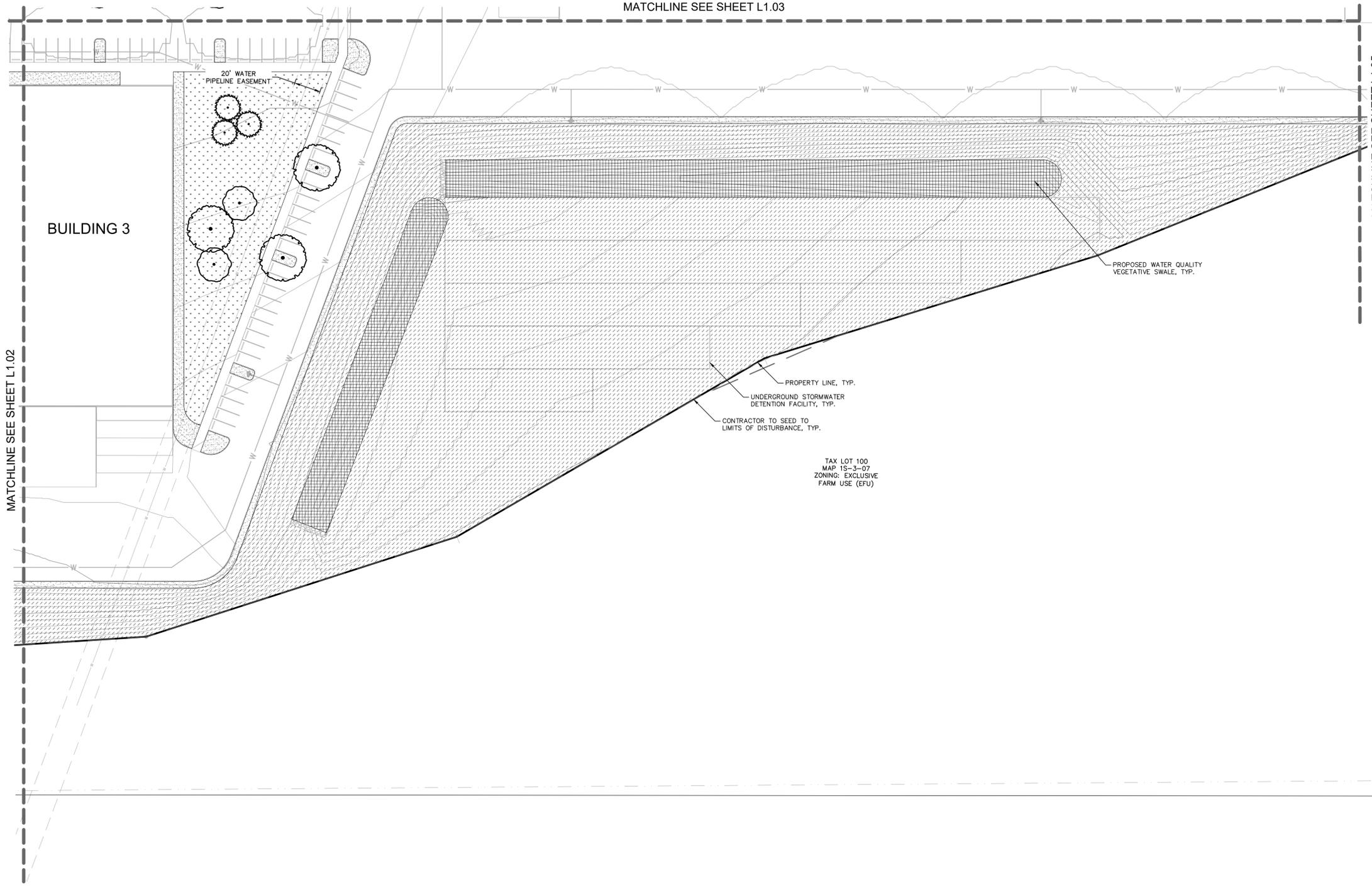
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**PRELIMINARY
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	WATER QUALITY PLANTING	30,086 SF



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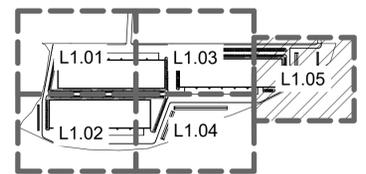
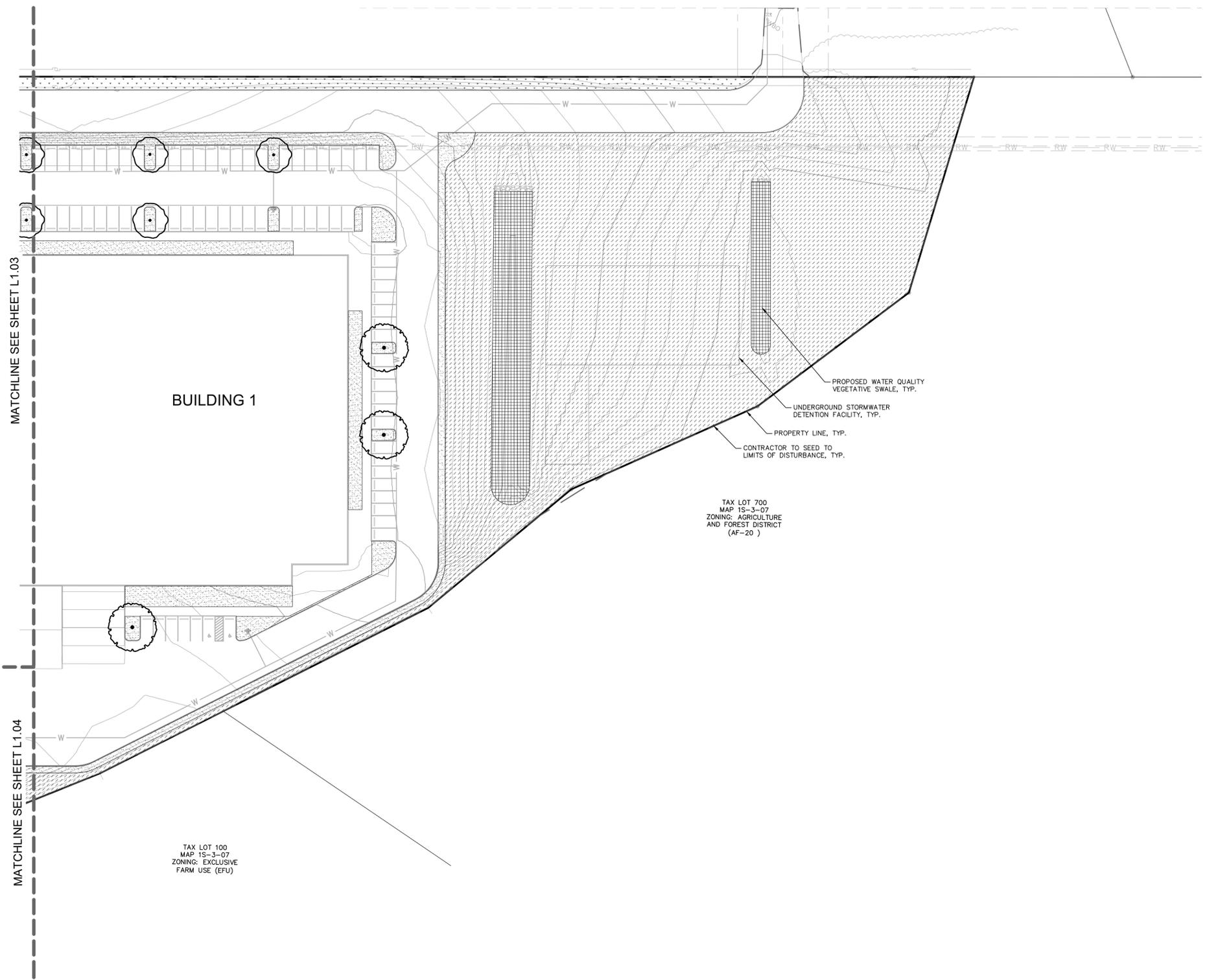
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**PRELIMINARY
LANDSCAPE PLAN**

**FOREST GROVE
INDUSTRIAL**
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CITY OF FOREST GROVE OREGON

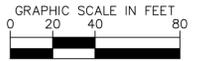
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