

XREF LIST
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 C880X020
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 C880X600

AERO BUSINESS CENTER

SITE DEVELOPMENT PLANS

SCAPPOOSE, OREGON

SHEET INDEX

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- C0.1 GENERAL CONSTRUCTION NOTES
- OVERALL SITE DEVELOPMENT PLAN**
- C1.1 EXISTING CONDITIONS AND TREE PRESERVATION PLAN
- C1.2 SITE PLAN
- C1.3 COMPOSITE UTILITY
- SITE GRADING**
- C2.1 GRADING & EROSION CONTROL PLAN
- C2.2 GRADING & EROSION CONTROL NOTES AND DETAILS
- PUBLIC INFRASTRUCTURE IMPROVEMENTS**
- C3.1 STREET AND PUBLIC UTILITY - STA: 1+00 - 7+50
- C3.2 STREET AND PUBLIC UTILITY - STA: 7+50 - 14+00
- C3.3 STREET AND PUBLIC UTILITY - STA: 14+00-16+77.06
- C3.4 STORM LINE SD-A PLAN AND PROFILE
- C3.5 STORM DETAILS
- C3.6 STORM DETAILS
- C3.7 STREET DETAILS
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- C4.1 SS LINE "Z" STA 14+00 - 20+53.92
- C4.2 SS LINE "Z" STA 7+00 - 14+00
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- C5.3 SS LINE "X" STA 20+50 TO 29+57.16
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- C6.1 SD LINE "C" STA 1+00 TO 5+12.96
- C6.2 SD LINE "B" STA 1+00 TO 11+00
- C6.3 SD LINE "B" STA 11+00 TO 21+50
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- S1.1 SS LINE "W" STA 1+00 TO 10+50
- S1.2 SS LINE "W" STA 10+50 TO 17+59.99
- S1.3 SANITARY SEWER DETAILS

CONTACT INFORMATION

WATER - CITY OF SCAPPOOSE 503-543-7184
 SEWER - CITY OF SCAPPOOSE 503-543-7184
 GARBAGE - WASTE MANAGEMENT 503-992-1212
 FIRE - SCAPPOOSE RURAL 503-543-5026
 FIRE PROTECTION DISTRICT (BUSINESS OFFICE)
 GAS - NORTHWEST NATURAL 1-800-422-4012
 ELECTRIC - COLUMBIA RIVER PUD 503-397-1844
 CABLE - COMCAST 503-605-6000
 TELEPHONE - CENTURYTEL 1-800-637-9843

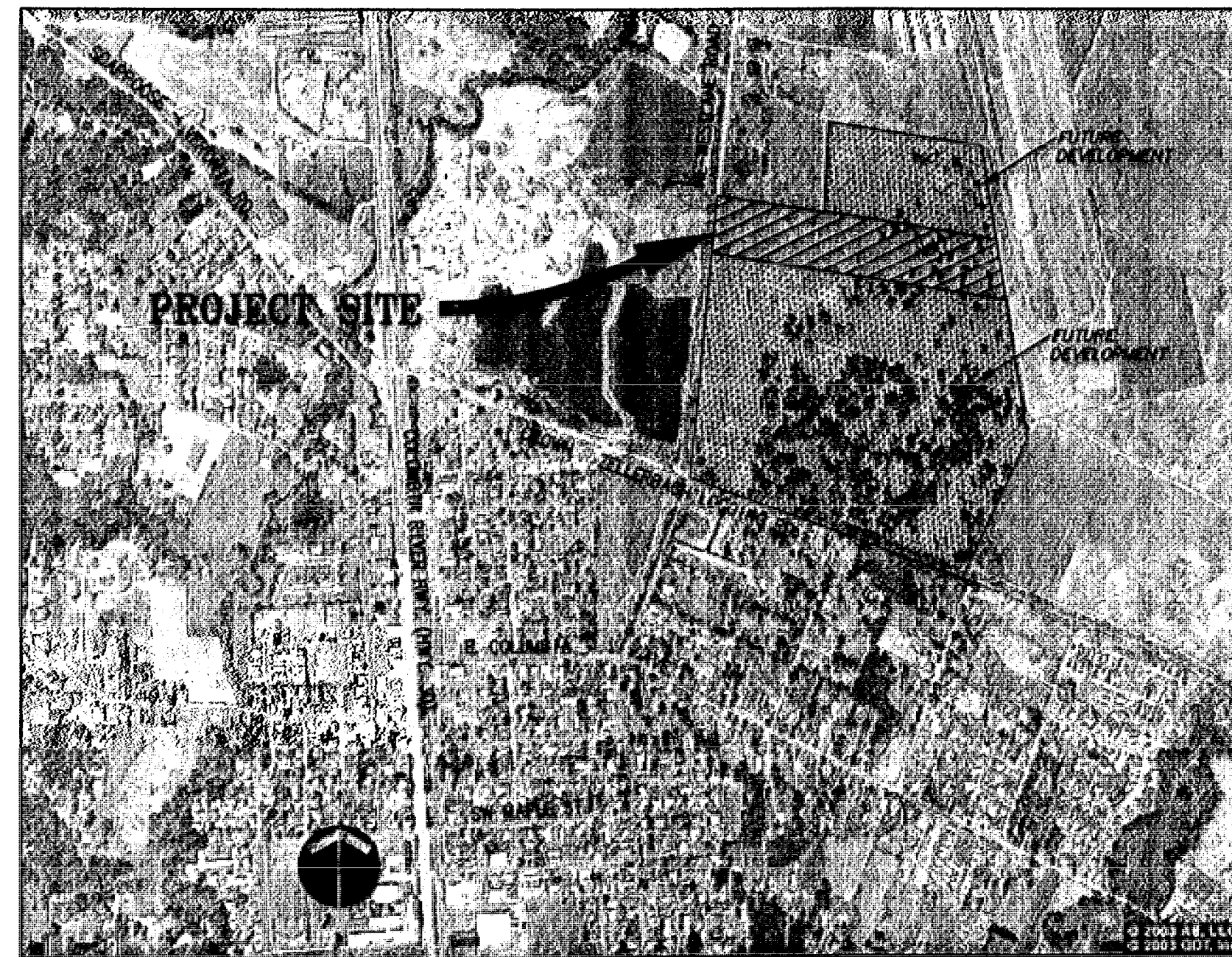
THE CONTRACTORS, IN LOCATING AND PROTECTING UNDERGROUND UTILITIES, MUST COMPLY WITH THE REGULATIONS OF O.R.S. 757.541 TO 757.571

BENCH MARK

ELEVATIONS ARE BASED ON A NOAA NATIONAL OCEAN SERVICE DISK AT THE SCAPPOOSE INDUSTRIAL AIRPARK. DESIGNATION: 1S4B ELEVATION: 28.30' NAVD 88

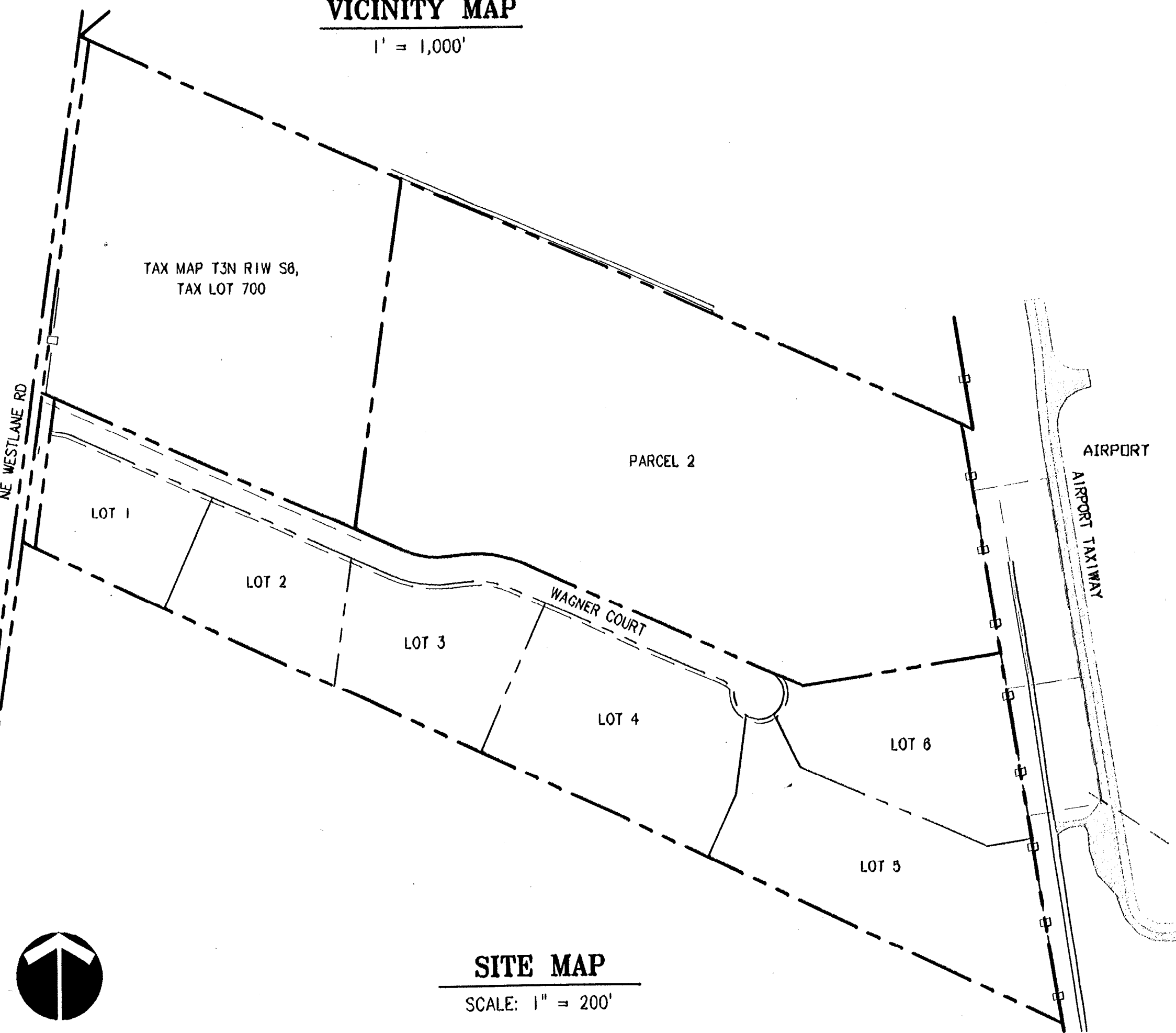
SITE INFORMATION

LEGAL: COLUMBIA COUNTY ASSESSORS TAX ACCOUNT NUMBER 3106-000-00802, PARCEL 1 OF PARTITION PLAT 2005-28
 SIZE: 18.99 ACRES
 ZONING: PUBLIC USE AIRPORT (PUA)
 EXISTING USE: VACANT
 PROPOSED USE: AIRPORT INDUSTRIAL



VICINITY MAP

1" = 1,000'



LEGEND

	EXISTING	PROPOSED
SITE		
RIGHT-OF-WAY	---	---
LOT LINE	---	---
LOT NUMBER	---	---
UTILITY EASEMENT LINE	---	---
STANDARD CURB	---	---
SIDEWALK	---	---
CONC. RETAINING WALL	---	---
MODULAR BLOCK WALL	---	---
1' CONTOUR	--- 272 ---	--- 272 ---
5' CONTOUR	--- 273 ---	--- 273 ---
SPOT ELEVATION	259.00	281.00
SEDIMENT FENCE	---	---
TEST PIT/BORE HOLE	⊙	⊙
STORM DRAINAGE		
STORM DRAIN MANHOLE	⊙	⊙
STORM DRAIN DRY WELL	⊙	⊙
STORM DRAIN CLEAN OUT	○	○
STORM DRAIN CATCH BASIN	⊙	⊙
STORM DRAIN AREA DRAIN (W/ SEDIMENT PROTECTION)	⊙	⊙
STORM DRAIN MAIN	SD	SD
STORM DRAIN LATERAL	SS	SS
SANITARY SEWER		
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER CLEAN OUT	○	○
SANITARY SEWER MAIN	SS	SS
SANITARY SEWER LATERAL	SS	SS
WATER		
WATER VALVE	W	W
WATER BLOW-OFF	W	W
WATER METER	W	W
WATER FIRE HYDRANT	W	W
WATER MAIN	W	W
FIRE LATERAL	FW	FW
WATER LATERAL	W	W
STREET LIGHTING		
STREET LIGHT POLE	⊙	⊙
STREET LIGHT JUNCTION BOX	⊙	⊙
POWER CONDUIT	---	---
ELECTRIC		
ELECTRIC JUNCTION BOX	⊙	⊙
UTILITY POLE	⊙	⊙
UTILITY POLE WITH LIGHT	⊙	⊙
ELECTRIC LINE	P	PWR
NATURAL GAS	G	GAS
GAS VALVE	⊙	⊙
GAS BLOW OFF	⊙	⊙
GAS METER	⊙	⊙
GAS LINE	G	GAS
TELEPHONE		
TELEPHONE MANHOLE	⊙	⊙
TELEPHONE POLE	⊙	⊙
TELEPHONE LINE	T	T
VEGETATION	⊙	⊙
TREES TO REMAIN	⊙	⊙

SITE MAP

SCALE: 1" = 200'

DEVELOPER

NAME: SIERRA PACIFIC COMMUNITIES, LLC.
 P.O. BOX 1754
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 CONTACT: ED FREEMAN
 PHONE: (503) 684-3175

CIVIL ENGINEER

NAME: OTAK, INC.
 17355 SW BOONS FERRY RD.
 LAKE OSWEGO, OREGON 97035
 CONTACT: BRANT FOSTER, P.E.
 PHONE: (503) 635-3618

GEOTECHNICAL ENGINEER

NAME: GEODESIGN, INC.
 15575 SW SEQUOIA PKWY - SUITE 100
 PORTLAND, OREGON 97224
 CONTACT: GEORGE SAUNDERS, P.E.
 PHONE: (503) 968-8787
 FAX: (503) 968-3068

ALL SANITARY SEWER AND STORM DRAIN INFORMATION WAS COMPILED FROM SURVEY DATA COLLECTED IN THE FIELD AFTER CONSTRUCTION WAS COMPLETED.

These As Built Plans were compiled from changes to permitted plans as denoted by contractor and periodic observation during construction. It is suggested that these plans be used in conjunction with field verification of location and elevations of improvements in question. These plans are an accurate record of site improvements to the best of my information, knowledge and belief.

Brant Foster
 Signature

7/16/2007
 Date

NO.	DATE	BY	REVISION	COMMENTS

RECORD DRAWING
 BY: *Brant Foster*
 DATE: 7/16/07

Permitted design drawings stamped by:
 Brant S. Foster
 OR. P.E. 51051PE
 EXPIRES 6/6/2008

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AS-BUILT SUBMITTAL: 07/16/07

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COVER SHEET



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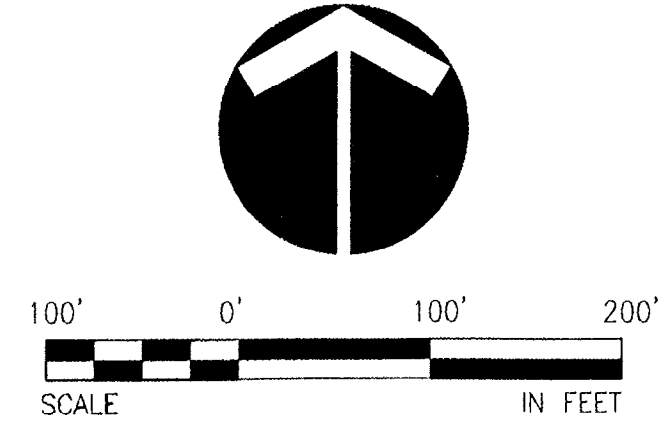
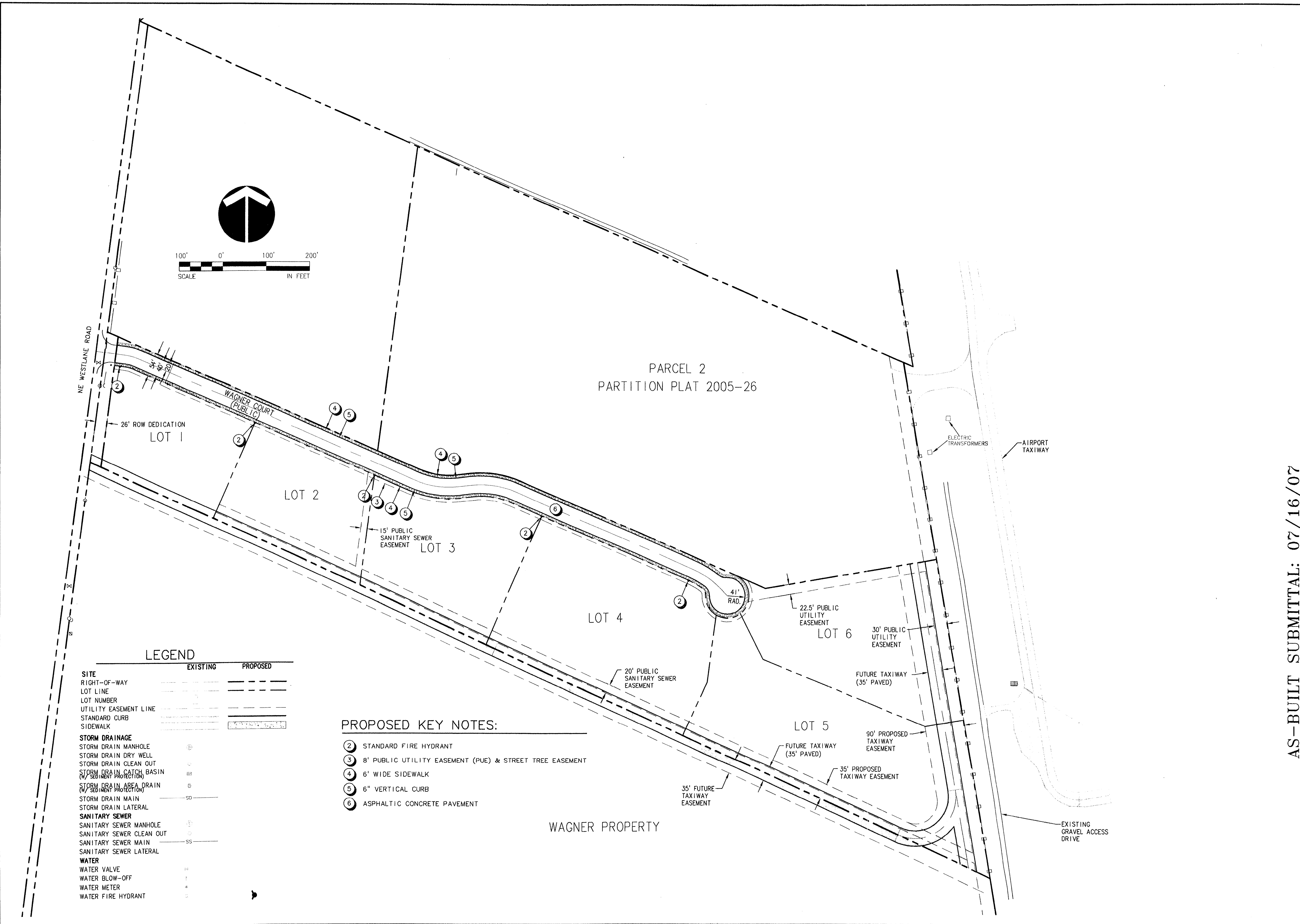
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OVERALL SITE
DEVELOPMENT PLAN
SITE PLAN

AERO
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7-16-2007

XREF LIST
Ltscale: 1
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C880X230
C880X600
C880X002

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LEGEND

	EXISTING	PROPOSED
SITE		
RIGHT-OF-WAY	---	---
LOT LINE	---	---
LOT NUMBER		
UTILITY EASEMENT LINE	---	---
STANDARD CURB	---	---
SIDEWALK	---	---
STORM DRAINAGE		
STORM DRAIN MANHOLE	⊕	⊕
STORM DRAIN DRY WELL	⊕	⊕
STORM DRAIN CLEAN OUT	⊕	⊕
STORM DRAIN CATCH BASIN (W/ SEDIMENT PROTECTION)	⊕	⊕
STORM DRAIN AREA DRAIN (W/ SEDIMENT PROTECTION)	⊕	⊕
STORM DRAIN MAIN	---	---
STORM DRAIN LATERAL	---	---
SANITARY SEWER		
SANITARY SEWER MANHOLE	⊕	⊕
SANITARY SEWER CLEAN OUT	⊕	⊕
SANITARY SEWER MAIN	---	---
SANITARY SEWER LATERAL	---	---
WATER		
WATER VALVE	⊕	⊕
WATER BLOW-OFF	⊕	⊕
WATER METER	⊕	⊕
WATER FIRE HYDRANT	⊕	⊕

- PROPOSED KEY NOTES:**
- ② STANDARD FIRE HYDRANT
 - ③ 8' PUBLIC UTILITY EASEMENT (PUE) & STREET TREE EASEMENT
 - ④ 6' WIDE SIDEWALK
 - ⑤ 6" VERTICAL CURB
 - ⑥ ASPHALTIC CONCRETE PAVEMENT

AS-BUILT SUBMITTAL: 07/16/07

AERO BUSINESS CENTER

OVERALL SITE DEVELOPMENT PLAN
SITE PLAN

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
BY: *Brant Foster*
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Design: MCH
Drawn: MCH
Checked: MCH
Date: JANUARY 29, 2006

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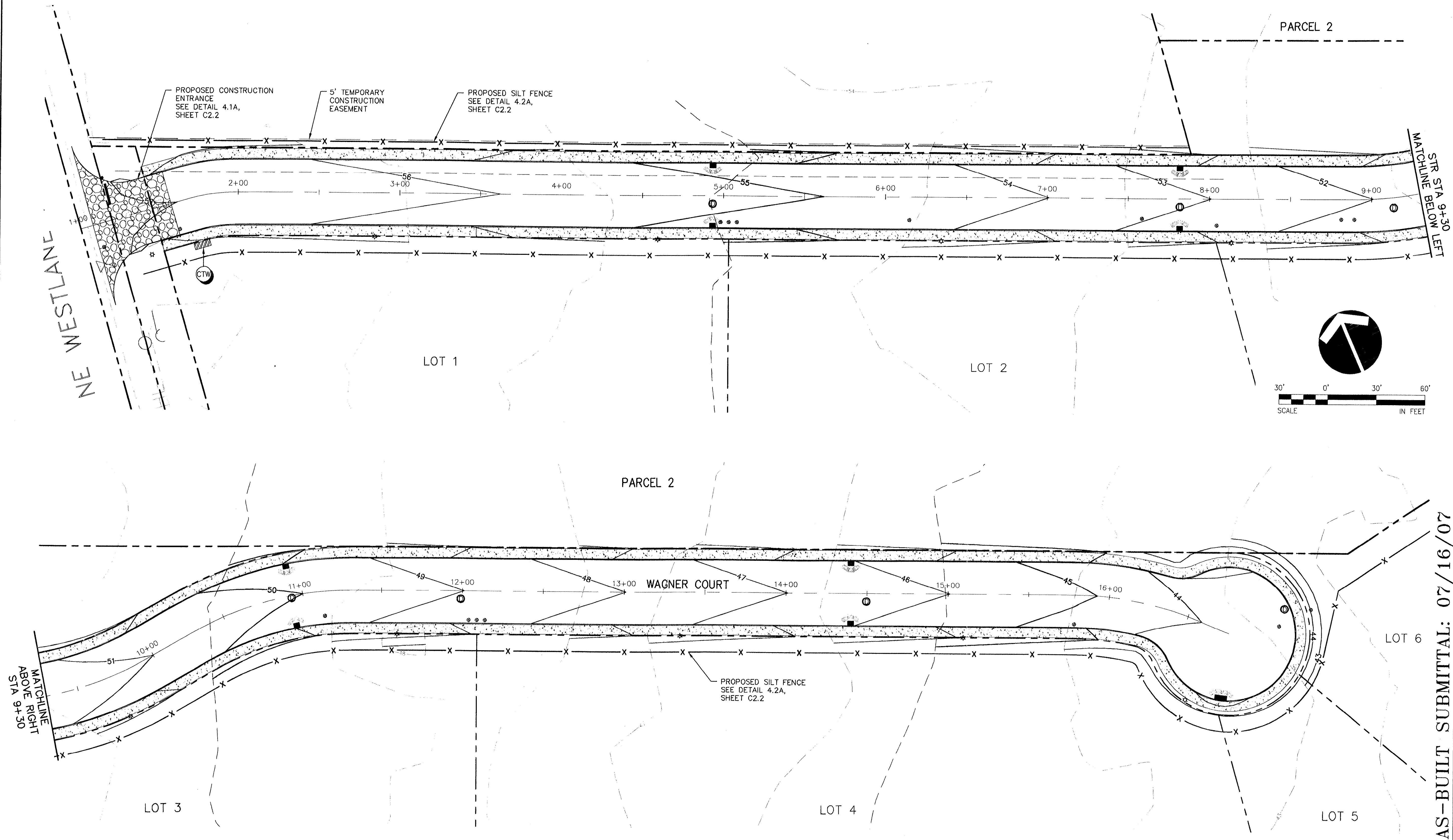
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**SITE GRADING
GRADING & EROSION CONTROL**

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AS BUILTS
7-16-2007**

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GENERAL NOTES:

Ⓢ CONCRETE TRUCK WASHOUT: CONSTRUCT 4 FT BY 10 FT BY 2 FOOT DEEP BASIN FOR CONCRETE WASHOUT PURPOSES. WASHING OF CONCRETE SHALL ALLOW INFILTRATION AND DEBRIS RETENTION WITHIN THE BASIN. NO DEBRIS SHALL BE ALLOWED TO ENTER THE STORM COLLECTION SYSTEM. VEHICLES MUST BE CLEANED OF DEBRIS PRIOR TO LEAVING SITE.

LEGEND

- 50— DESIGN MAJOR CONTOUR
- 49— DESIGN MINOR CONTOUR
- 50--- EXISTING MAJOR CONTOUR
- 49--- EXISTING MINOR CONTOUR
- - - - - PROPERTY LINE
- - - - - LOT LINE
- - - - - CENTER LINE
- ▨ SIDEWALK

AS-BUILT NOTE

FINAL SURFACE GRADES APPEAR CONSISTENT WITH DESIGN GRADES. NO AS-BUILT SURVEY WAS PERFORMED TO VERIFY SURFACE GRADES.

AS-BUILT SUBMITTAL: 07/16/07

AERO BUSINESS CENTER

**SITE GRADING
GRADING & EROSION CONTROL PLAN**



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Project No. Drawing No.
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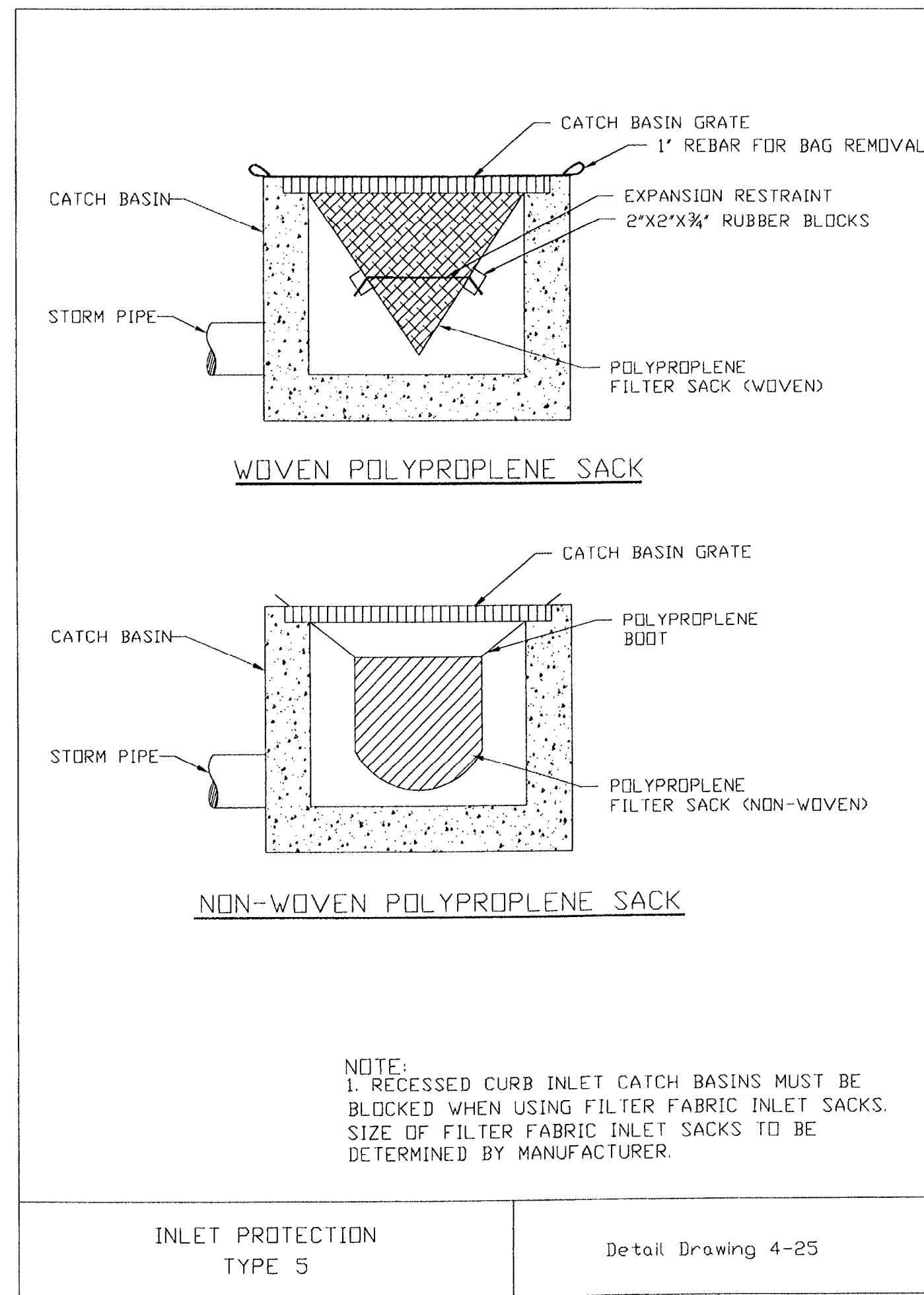
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NO.	DATE	BY	REVISION	COMMENTS

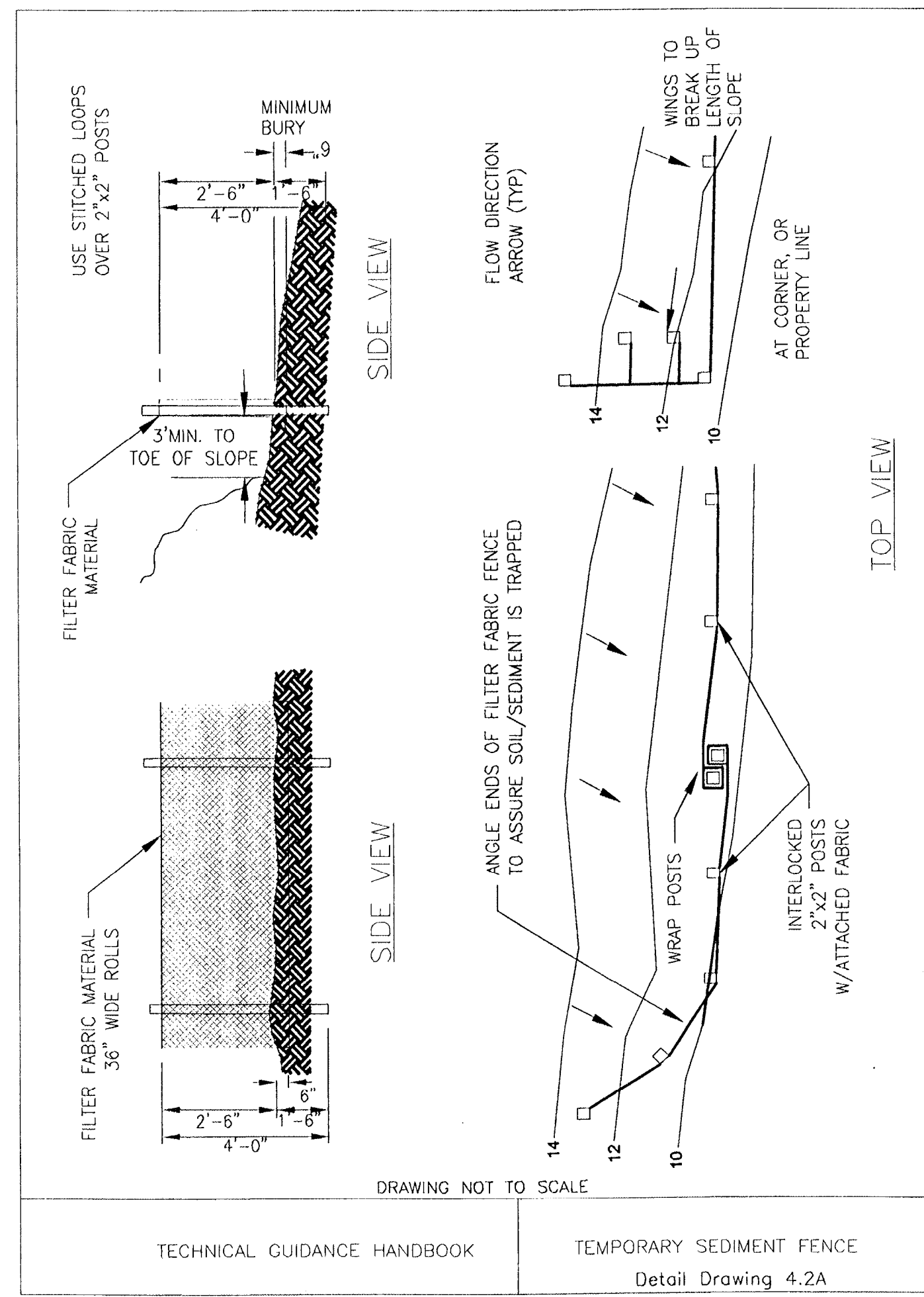
Design: [] Drawn: [] Checked: [] Initial Issue Date: JANUARY 29, 2006
ESF: [] MDR: [] MAP: []

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**SITE GRADING
 EROSION CONTROL & DETAILS**



INLET PROTECTION TYPE 5 Detail Drawing 4-25



TECHNICAL GUIDANCE HANDBOOK

STANDARD NOTES FOR SEDIMENT FENCE

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE BY 6 INCHES DEEP AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED A MINIMUM OF 6 INCHES. THE FABRIC SHALL NOT EXTEND MORE THAN 30 INCHES ABOVE THE ORIGINAL GROUND SURFACE. THE STITCHED LOOPS WILL BE ON THE UPHILL SIDE.
4. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
5. SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

EROSION AND POLLUTION CONTROL MEASURES

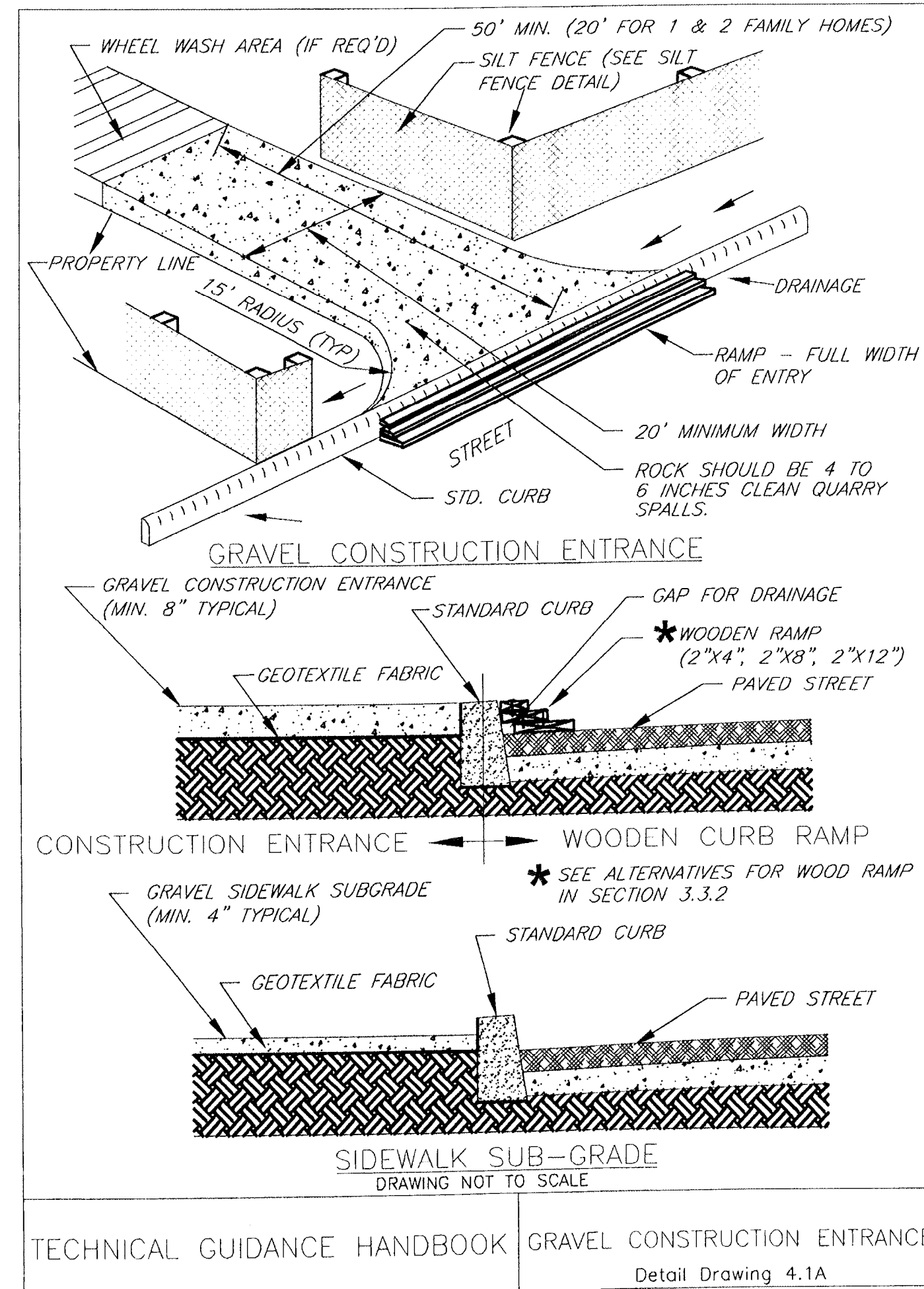
1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURE, IN ACCORDANCE WITH LOCAL STATE, AND FEDERAL REGULATIONS.
2. THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT ALL SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENTS LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 OF THE BARRIER HEIGHTS. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT. STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1ST FOR EACH PHASE OF CONSTRUCTION.
12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.
13. THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.
14. GRASS SHALL BE SEED AT THE RATE OF NOT LESS THAN ONE HUNDRED (100) POUNDS PER ACRE. SEED MIX SHALL INCLUDE:
 DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE)
 DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT
 CREEPING RED FESCUE, 20% BY WEIGHT
 APPLICATION RATE 100 POUNDS MIN. PER ACRE
 STANDARD HEIGHT GRASS MIX
 ANNUAL RYEGRASS, 40% BY WEIGHT
 TURF-TYPE FESCUE, 60% BY WEIGHT
 APPLICATION RATE 100 POUNDS MIN. PER ACRE

ADDITIONAL TEMPORARY EROSION CONTROL (DURING CONST.)

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. SEDIMENT FENCING OR COMPOST BERMS WILL BE PLACED AT THE TOE OF ALL MAJOR FILL SLOPES WHEN NECESSARY, TO PREVENT SILT FROM WASHING INTO EXISTING DRAINAGE WAYS. (SILTATION BARRIER)
3. TEMPORARY DITCHES WILL BE CONSTRUCTED AS NECESSARY TO ASSURE DRAINAGE IS CHANNLED TO THE FACILITIES BEING PROVIDED.
4. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF EVERY TWO WEEKS OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.

WET WEATHER CONDITIONS OCT. 1ST - APRIL 30TH

1. MULCH SHALL BE APPLIED TO ALL DISTURBED SURFACES AS DIRECTED BY THE PROJECT ENGINEER AND/OR HIS AGENT AS OUTLINED BELOW:
 LOOSE WOOD FIBER MULCH SHALL BE APPLIED AT A RATE OF NO LESS THAN 2,400 POUNDS (1.2 TONS) PER ACRE, AND SHALL HAVE A MINIMUM DEPTH IN-PLACE OF 2" ON SLOPES < 20% AND 50,000 POUND (25 TONS) ON SLOPES > 20% ON SLOPES > 50% AND AREAS OF MODERATE SLOPES PRONE TO EROSION, MULCH MUST BE STABILIZED IN PLACE BY HAND OR MACHINE PUNCHING INTO THE SOIL, SPRAYING WITH A TACKING AGENT OR COVERING WITH AN EROSION BLANKET SECURELY ANCHORED PER MANUFACTURER'S RECOMMENDATIONS.



TECHNICAL GUIDANCE HANDBOOK GRAVEL CONSTRUCTION ENTRANCE Detail Drawing 4.1A

**AERO BUSINESS CENTER
 AS-BUILT'S
 7-16-2007**

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AS-BUILT SUBMITAL: 07/16/07

AERO BUSINESS CENTER

**SITE GRADING
 EROSION CONTROL NOTES AND DETAILS**



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 Project No. Drawing No.

C2.2

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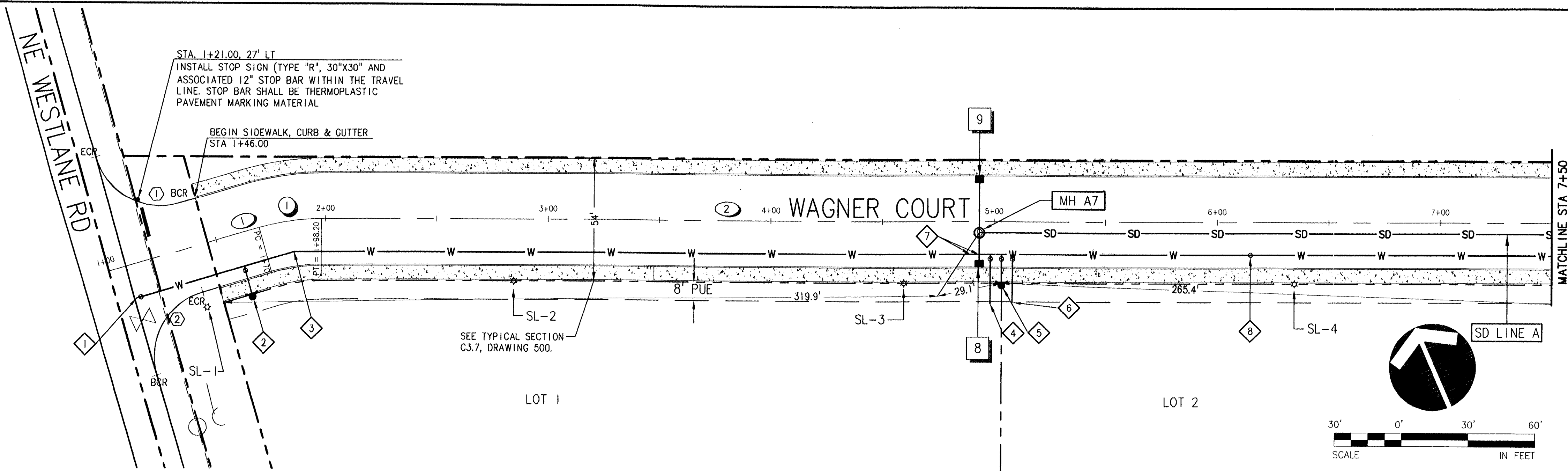
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RECORD DRAWING
 BY: *Brant Foster*
 DATE: 7/16/2007

Permitted design drawings stamped by:
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 EXPIRES 6/6/2008

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KREF LIST
 Lt scale: 30'
 Resolved
 C880X190
 C880X230
 C880X900
 C880X600
 C880X430
 C880X002



WAGNER COURT PLAN STA: 1+00 TO 7+50

SCALE: 1"=30'

CENTER LINE DATA

LINE	LENGTH	BEARING
1	70.00'	N82°27'53"W
2	693.19'	N66°18'15"W

CENTERLINE CURVE DATA

NO.	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	28.21'	14.20'	16°09'38"

STORM LATERAL INSTALLATION CHART

LOT	SD STATION	SD LINE	LENGTH	SLOPE	I.E. @ END
1	17+79.19	SD A	34'	-0.0132	51.0

ALL STORM LATERALS SHALL BE 12" DIAMETER

STREET LIGHT LOCATION CHART

LIGHT	STATION	OFFSET (FACE OF POLE)
SL-1	WAGNER CT.	1+38.15 (27.00' RT)
SL-2	WAGNER CT.	2+84.51 (27.00' RT)
SL-3	WAGNER CT.	4+59.51 (27.00' RT)
SL-4	WAGNER CT.	6+34.51 (27.00' RT)

GENERAL NOTES: STREET LIGHTS

- POLE TO BE LOCATED 6" BEHIND BACK OF SIDE WALK, IF POLE IS LOCATED IN AN AREA WITH A CURB TIGHT SIDEWALK.
- SEE DETAIL S27, SHEET C3.7 FOR STANDARD STREET LIGHT DETAIL.

FOR CATCH BASIN DETAILS, REFER TO SHEET C3.5

CATCH BASIN DATA

NO.	STR. STA./ OFFSET	ELEVATION AT TOC	PIPE OUT		
			INVERT	SIZE/ LENGTH	SLOPE
8	WAGNER CT. 5+32.43 20.00' R	55.3	50.3 51.80	12" 14.00'	0.015 0.184
9	WAGNER CT. 4+93.31 20.00' L	55.2	50.3 51.85	12" 22.63'	0.036 0.108

CATCH BASIN NOTES:

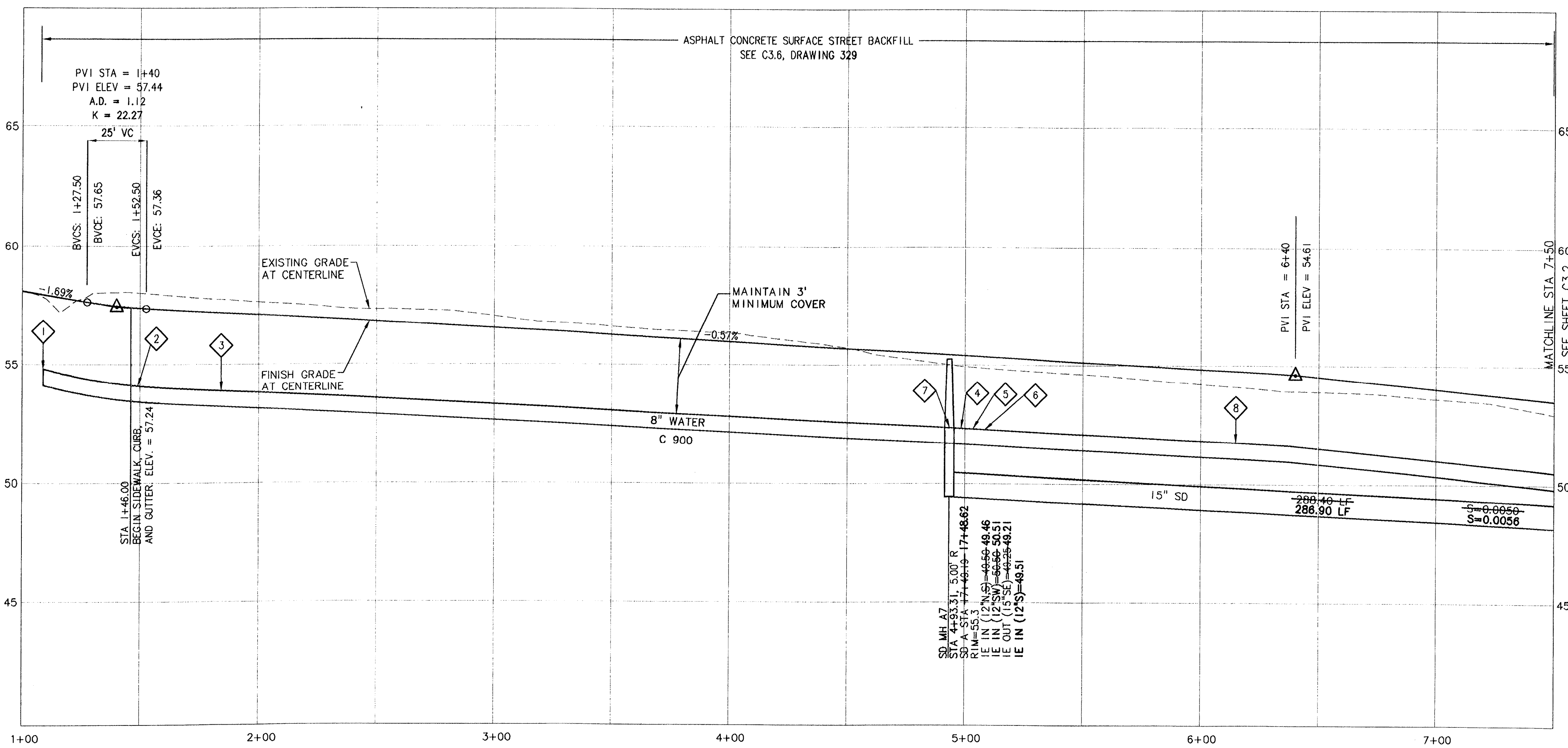
- STREET STATIONING & OFFSET GIVEN AT MIDPOINT OF CATCH BASIN @ TOP OF FACE OF CURB.
- 18" BMP SNOOTS SHALL BE PLACED ON ALL CATCH BASIN LATERALS AT CATCH BASIN. SEE DETAIL, SHEET C3.5.

EDGE OF PAVEMENT DATA

NO.	DESCRIPTION	OFFSET	PAVE ELEV.	CURVE
1	BCR = 1+38.07 1/4 Δ 1/2 Δ 3/4 Δ EGR = 1+08.07	20.00' L	EL = 56.72' EL = 56.95' EL = 57.37' EL = 57.74' EL = 57.89'	Δ = 89°33'25" R = 30.00' T = 29.77' L = 46.89'
2	BCR = 1+08.15 1/4 Δ 1/2 Δ 3/4 Δ EGR = 1+38.15	50.17' R	EL = 57.84' EL = 57.70' EL = 57.35' EL = 56.94' EL = 56.72'	Δ = 90°19'02" R = 30.00' T = 30.17' L = 47.29'

WATER LINE CONSTRUCTION NOTES

- STA: 1+08.90, 14.50' R
CONNECT TO EXISTING WATER LINE
12" X 8" HOT TAP WITH MJ GATE VALVE
- STA: 1+58.99, 28' R
INSTALL 8" X 6" MJ X FLG TEE,
FIRE HYDRANT ASSEMBLY
SEE DETAIL 401, SHEET C3.7
- STA: 1+84.19, 13.64' R
INSTALL 8" MJ 11.25° BEND
ACTUAL DEFLECTION = 16.16°
36.00'
- STA: 4+98.31, 27.00' R
INSTALL 6" WATER LATERAL (14.5' LF).
WITH GATE VALVE. PLUG END OF LATERAL
- STA: 5+03.31, 28.00' R
INSTALL 8" X 6" MJ X FLG TEE,
FIRE HYDRANT ASSEMBLY
SEE DETAIL 401, SHEET C3.7
- STA: 5+08.31, 27.00' R
INSTALL 6" WATER LATERAL (14.5' LF).
WITH GATE VALVE. PLUG END OF LATERAL
- STA: 4+93.31, 14.50' R
DEFLECT WATER LINE DOWN TO MAINTAIN 6"
VERTICAL CLEARANCE BETWEEN STORM INLET
LEAD AND WATER LINE
- STA: 6+14.82, 14.50' R
INSTALL 8" MJ X FLG RW GATE VALVE



WAGNER COURT PROFILE STA: 1+00 TO 7+50

SCALE: HORIZ. 1"=30'
 VERT. 1"=3'

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 BUSINESS CENTER
 AS-BUILT'S
 7-16-2007**

AS-BUILT SUBMITTAL: 07/16/07

AERO BUSINESS CENTER

PUBLIC INFRASTRUCTURE IMPROVEMENTS
 STREET AND PUBLIC UTILITY PLAN & PROFILE
 STA: 1+00 - 7+50

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 Project No. Drawing No.
C3.1

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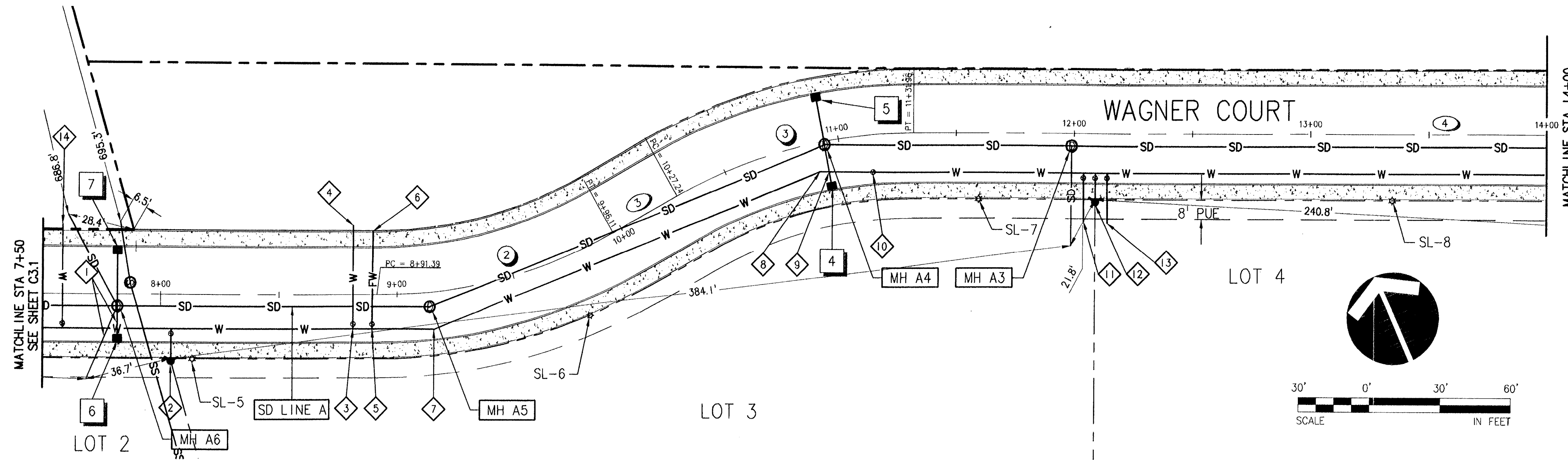
RECORD DRAWING
 BY: *Dr. Brent Foster*
 DATE: 7/16/2007

Permitted design
 drawings stamped
 by:
 Brant S. Foster
 OR. P.E. 51051PE
 EXPIRES 6/6/2008

SIERRA PACIFIC COMMUNITIES, LLC
 LAKE OSWEGO, OR 97035
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LKO: KARLAZ 07/13/2007 4:43pm --> R:\DWG\AIP AS-BUILT DWG\AS-BUILT\C880C31.DWG

XREF LIST
Ltscale: 30
Resolved
C880x190
C880x230
C880x430
C880x500
C880x600
C880x002



WAGNER COURT PLAN STA: 7+50 TO 14+00

SCALE: 1"=30'

CENTER LINE DATA

LINE	LENGTH	BEARING
3	31.13'	N83°41'45"E
4	446.24'	S66°18'15"E

CENTERLINE CURVE DATA

NO.	RADIUS	LENGTH	TANGENT	DELTA
2	200.00'	104.72'	53.59'	30°00'00"
3	200.00'	104.72'	53.59'	30°00'00"

STREET LIGHT LOCATION CHART

LIGHT	STATION	OFFSET
SL-5	WAGNER CT.	8+13.47 (27.00' RT)
SL-6	WAGNER CT.	9+73.35 (27.00' RT)
SL-7	WAGNER CT.	11+59.51 (27.00' RT)
SL-8	WAGNER CT.	13+34.51 (27.00' RT)

GENERAL NOTES: STREET LIGHTS

- POLE TO BE LOCATED 6" BEHIND BACK OF SIDE WALK, IF POLE IS LOCATED IN AN AREA WITH A CURB TIGHT SIDEWALK.
- SEE DETAIL 527, SHEET C3.7 FOR STANDARD STREET LIGHT DETAIL.

FOR CATCH BASIN DETAILS, REFER TO SHEET C3.5

CATCH BASIN DATA

NO.	STR. STA./OFFSET	ELEVATION AT TOC	PIPE OUT	
			INVERT	SLOPE
4	WAGNER CT. 10+93.80 20.00' R	-50.1 49.9	12"	0.082
			12"	0.138
5	WAGNER CT. 10+93.80 20.00' R	-50.1 50.0	12"	0.138
			12"	0.168
6	WAGNER CT. 7+81.71 20.00' R	-53.2 53.1	12"	0.065
			12"	0.168
7	WAGNER CT. 7+81.71 20.00' L	-53.2 53.0	12"	0.067
			12"	0.079

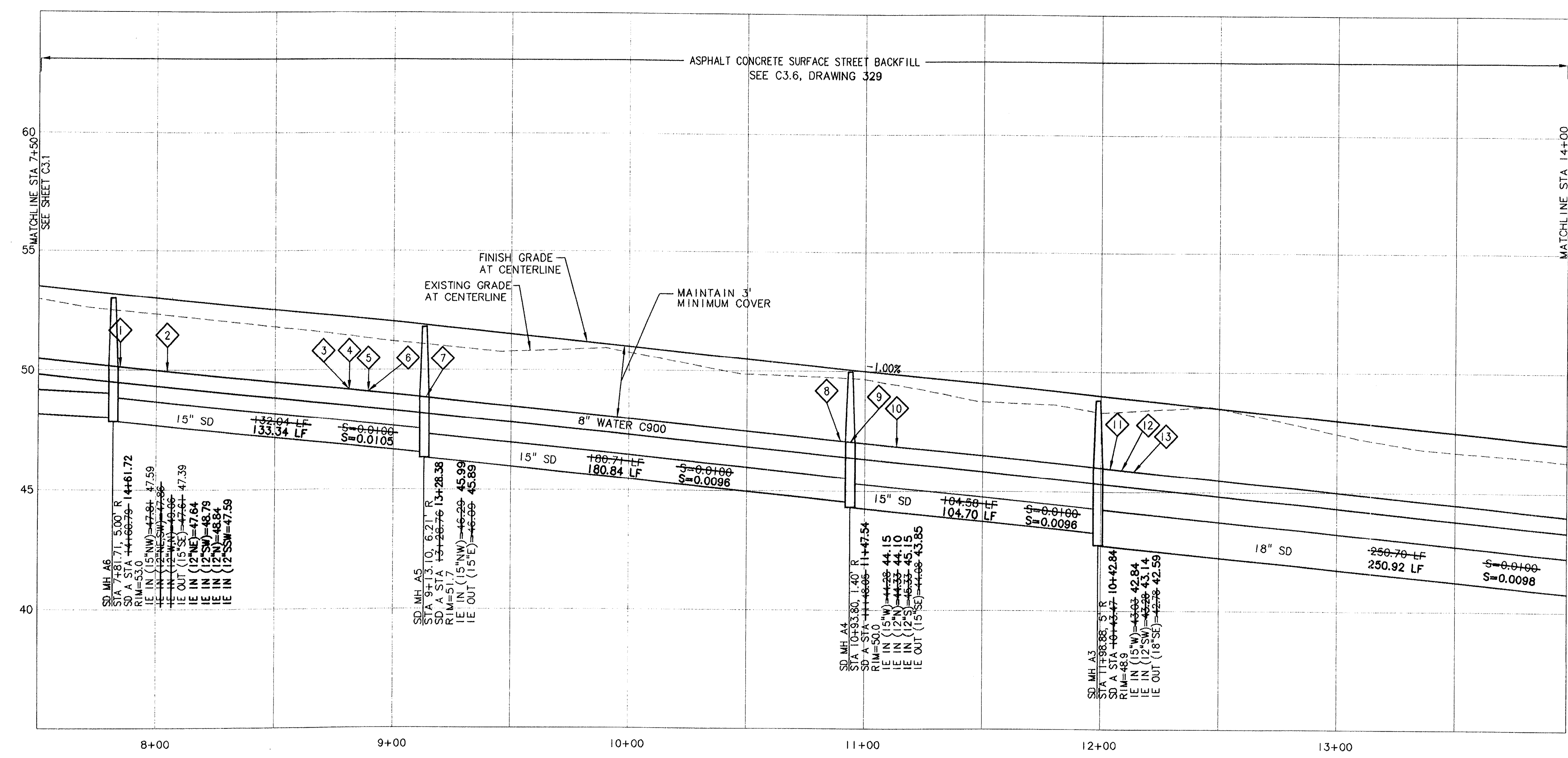
CATCH BASIN NOTES:

- STREET STATIONING & OFFSET GIVEN AT MIDPOINT OF CATCH BASIN @ TOP OF FACE OF CURB.
- 18" BMP SNOOTS SHALL BE PLACED ON ALL CATCH BASIN LATERALS AT CATCH BASIN. SEE DETAIL, SHEET C3.5.

STORM LATERAL INSTALLATION CHART

LOT	SD STATION	SD LINE	LENGTH	SLOPE	I.E. @ END
2	1187.72	SD A	33'	0.0358	50.0
3	1012.84	SD A	42'	0.0205	44.0
4	1187.72	SD A	42'	0.0252	49.9

*LATERAL PROVIDED FOR FUTURE DEVELOPMENT OF PARCEL TO THE NORTH OF THE PROPOSED PROJECT.
ALL STORM LATERALS SHALL BE 12" DIAMETER



WAGNER COURT PROFILE STA: 7+50 TO 14+00

SCALE: HORIZ. 1"=30'
VERT. 1"=3'

WATER LINE CONSTRUCTION NOTES

- STA: 7+84.65, 14.50' R DEFLECT WATER LINE TO MAINTAIN 6" VERTICAL CLEARANCE BETWEEN STORM INLET AND WATER LINE
- STA: 8+04.46, 28.00' R INSTALL 8" x 6" MJxFLG TEE, FIRE HYDRANT ASSEMBLY SEE DETAIL 401, SHEET C3.8
- STA: 8+81.31, 14.50' R INSTALL 8" MJ x 2" MJ TEE, 2" MJ x FLG RW GATE VALVE 29.00' R
- STA: 8+81.31, 27.00' L STUB AND PLUG 2" DOMESTIC WATER LINE
- STA: 8+89.39, 14.50' R INSTALL 8" MJ x 8" MJ TEE, 8" MJ x FLG RW GATE VALVE
- STA: 8+89.39, 27.00' L STUB AND PLUG 8" FIRE LINE
- STA: 9+13.89, 15.86' R INSTALL 8" MJ 22.50° BEND
- STA: 10+89.78, 11.83' R INSTALL 8" MJ 22.50° BEND
- STA: 10+93.80, 12.60' R DEFLECT WATER LINE TO MAINTAIN 6" VERTICAL CLEARANCE BETWEEN STORM INLET LEAD AND WATER LINE
- STA: 11+13.54, 15.22' R INSTALL 8" MJ x FLG RW GATE VALVE
- STA: 12+03.88, 27.00' L INSTALL 6" WATER LATERAL (13 LF) WITH GATE VALVE. PLUG END OF LATERAL.
- STA: 12+08.88, 28.00' L R INSTALL 8" x 6" MJxFLG TEE, FIRE HYDRANT ASSEMBLY SEE DETAIL 401, SHEET C3.8
- STA: 12+13.88, 27.00' L INSTALL 6" WATER LATERAL (13 LF) WITH GATE VALVE. PLUG END OF LATERAL.
- STA: 7+58.45, 14.50' L INSTALL 8" WATER LATERAL (43.5 LF) WITH GATE VALVE. PLUG END OF LATERAL.

AS-BUILT SUBMITTAL: 07/16/07

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STA: 7+50 - 14+00



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Project No. Drawing No.
C3.2
Sheet No.
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RECORD DRAWING
BY: *Dan Smith*
DATE: 7/16/2007

Permitted design drawings stamped by:
Brant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008

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NO.	DATE	BY	REVISION	COMMENTS

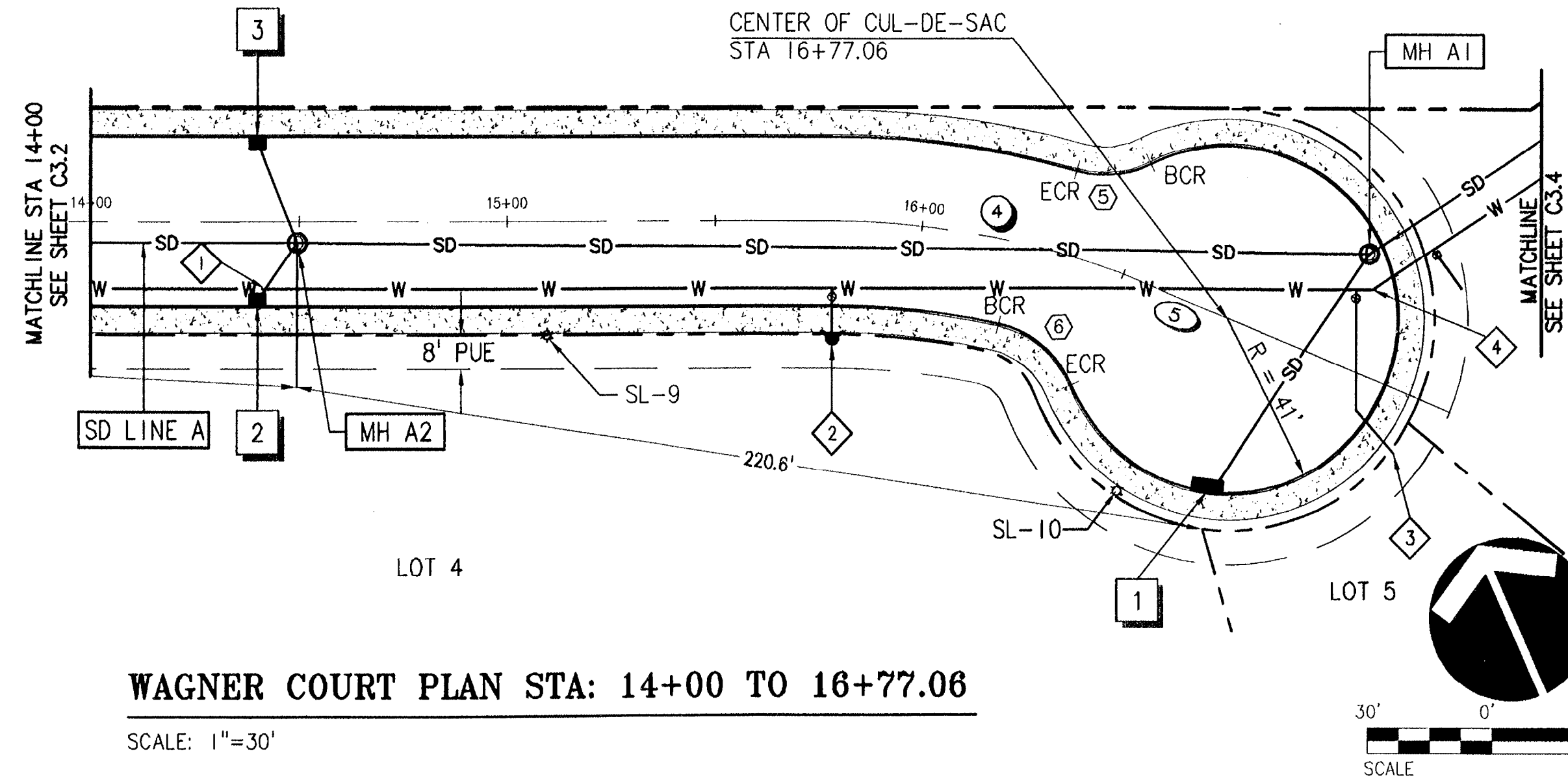
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 C880X002

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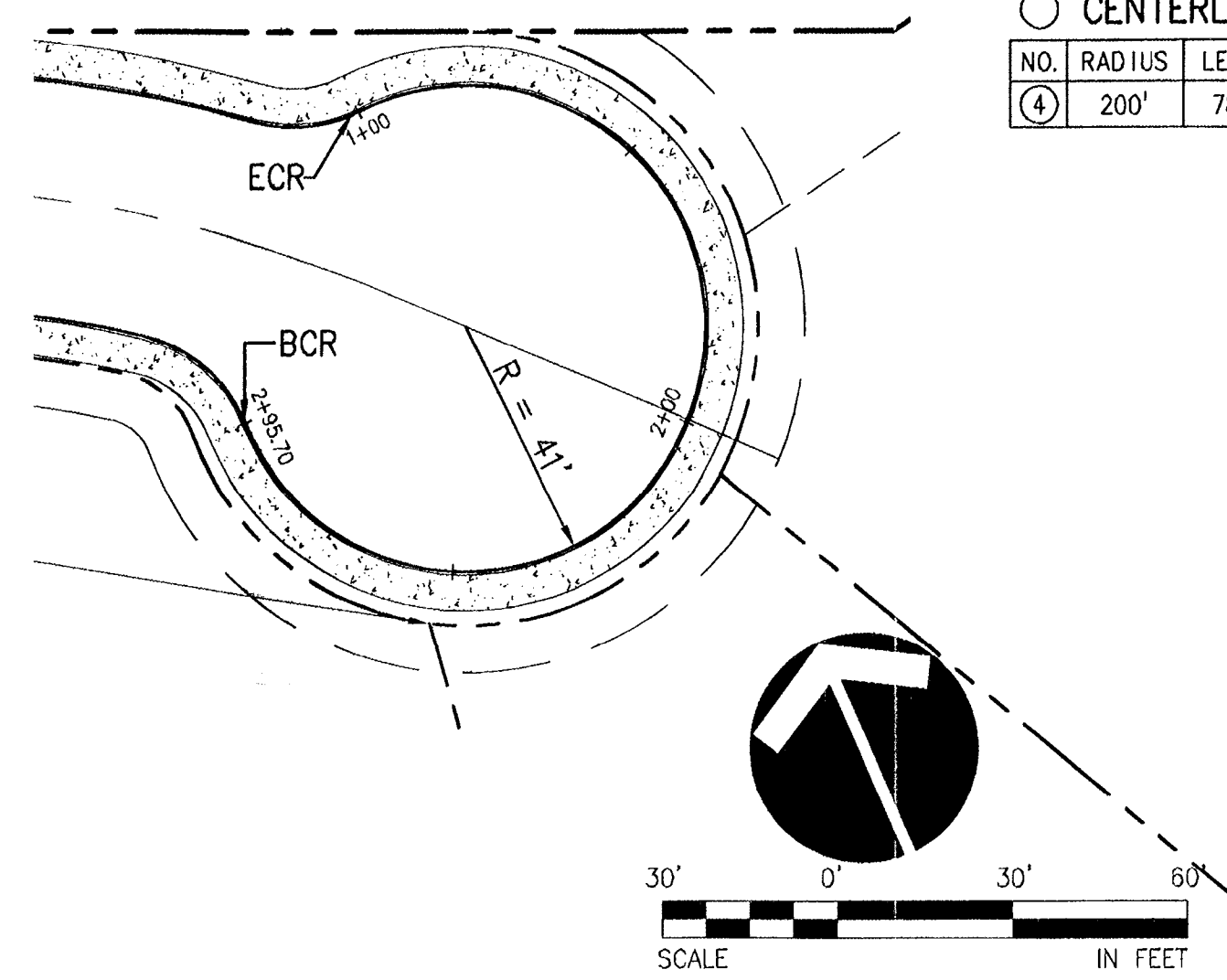
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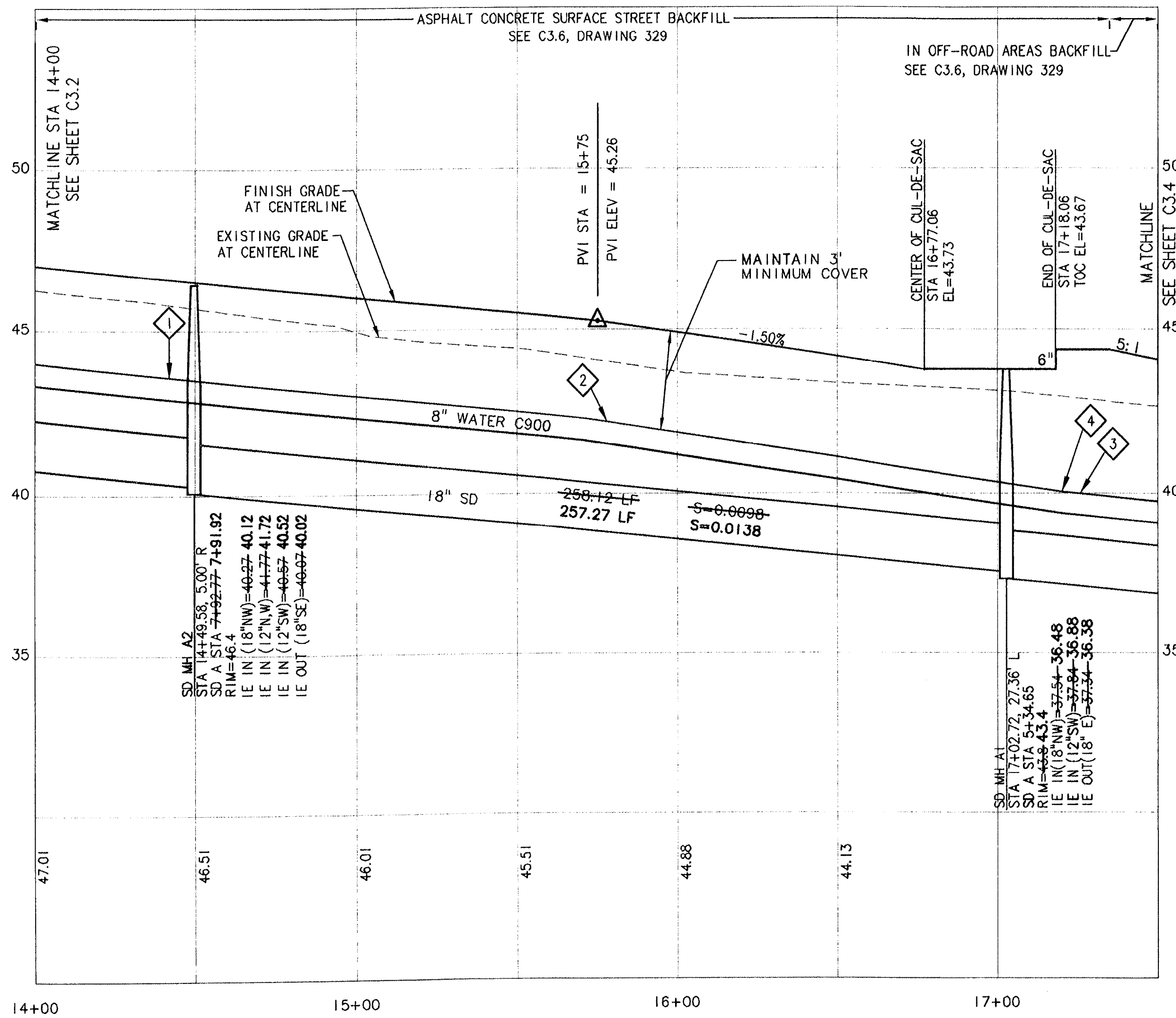
WAGNER COURT PLAN STA: 14+00 TO 16+77.06

SCALE: 1"=30'



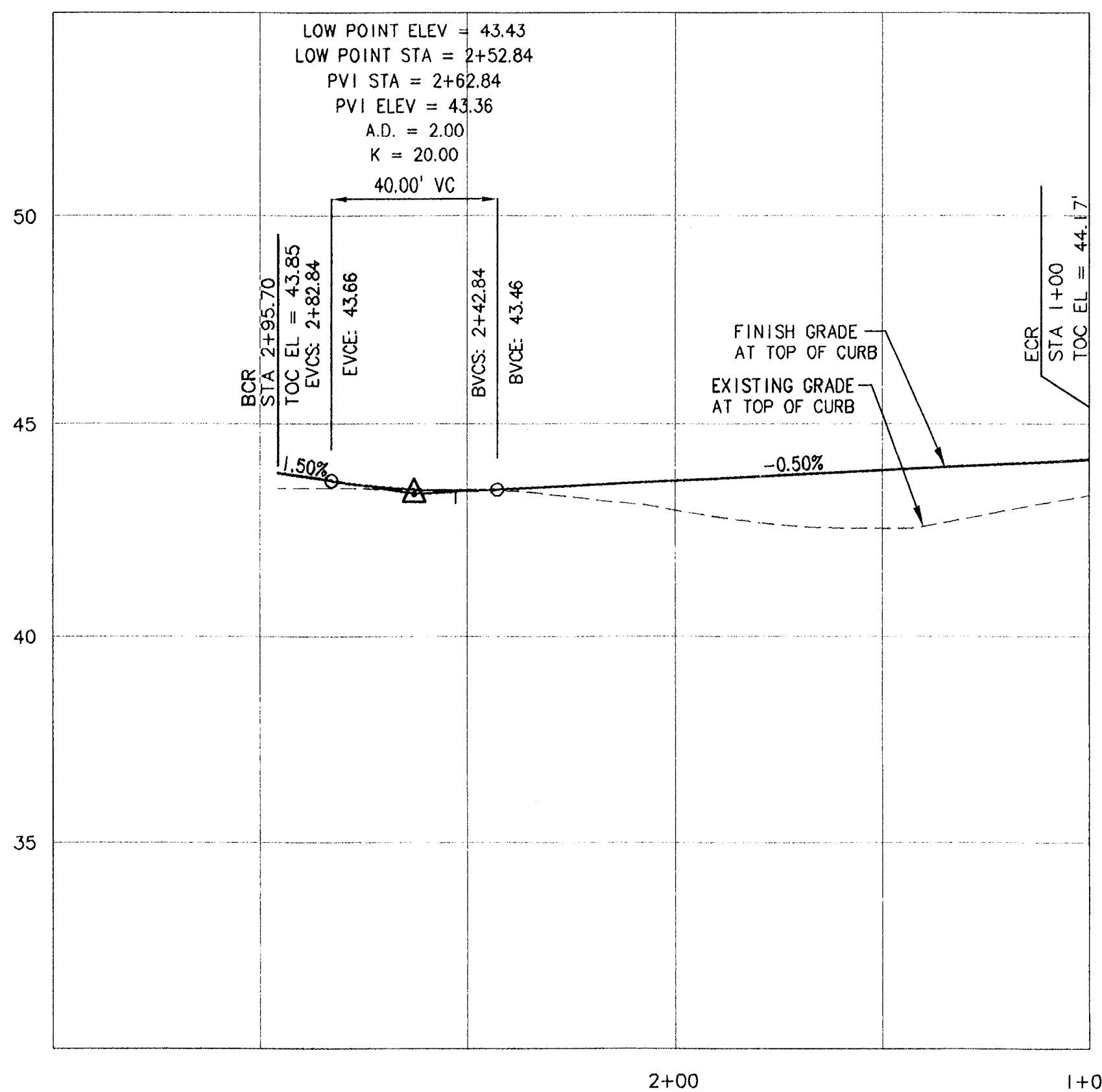
CUL-DE-SAC 'A' TOP OF CURB PLAN

SCALE: 1"=30'



WAGNER COURT PROFILE STA: 14+00 TO 16+77.06

SCALE: HORIZ. 1"=30'
 VERT. 1"=3'



CUL-DE-SAC 'A' TOP OF CURB PROFILE

SCALE: HORIZ. 1"=30'
 VERT. 1"=3'

STORM LATERAL INSTALLATION CHART

LOT	SD STATION	SD LINE	LENGTH	SLOPE	I.E. @ END
4	7+22.77	SD A	35'	0.0050/0.0394	+0.7 41.9

ALL STORM LATERALS SHALL BE 12" DIAMETER

CENTER LINE DATA

LINE	LENGTH	BEARING
5	20.32'	N43°48'15"W

CENTERLINE CURVE DATA

NO.	RADIUS	LENGTH	TANGENT	DELTA
(4)	200'	78.54'	39.78'	22°30'00"

STREET LIGHT LOCATION CHART

LIGHT	STATION	OFFSET
SL-9	WAGNER CT.	15+09.51 (25.40' RT)
SL-10	WAGNER CT.	16+77.06 (48.00' RT)

16+67.93 (47.84' RT)

GENERAL NOTES: STREET LIGHTS

- PROJECT SITE IS CLASSIFIED AS A RESIDENTIAL ZONE.
- POLE TO BE LOCATED 6" BEHIND BACK OF SIDE WALK, IF POLE IS LOCATED IN AN AREA WITH A CURB TIGHT SIDEWALK.
- SEE DETAIL 527, SHEET C3.7 FOR STANDARD STREET LIGHT DETAIL.

FOR CATCH BASIN DETAILS, REFER TO SHEET C3.5

CATCH BASIN DATA

NO.	STR. STA./ OFFSET	ELEVATION AT TOC	INVERT	PIPE OUT SIZE/ LENGTH	SLOPE
1	WAGNER CT. 16+88.03 39.51' R	43.4	38.31	12" / 66.46'	0.010
2	WAGNER CT. 14+39.98 20.00' R	46.5	43.18	12" / 18.80'	0.0847
3	WAGNER CT. 14+59.98 20.00' L	46.4	43.13	12" / 24.66'	0.057

CATCH BASIN NOTES:

- STREET STATIONING & OFFSET GIVEN AT MIDPOINT OF CATCH BASIN @ TOP OF FACE OF CURB.
- 18" BMP SNOOTS SHALL BE PLACED ON ALL CATCH BASIN LATERALS AT CATCH BASIN. SEE DETAIL, SHEET C3.5.
- CATCH BASIN 1 IS A DOUBLE CATCH BASIN (CG-2). SEE DETAIL 610, SHEET C3.5.

CURB RETURN CURVE DATA

NO.	DESCRIPTION	OFFSET	TOC ELEV.	CURVE
5	BCR = 16+47.33 1/4 Δ 1/2 Δ 3/4 Δ ECR = 16+32.54	27.09' L	EL = 44.17' EL = 44.19' EL = 44.22' EL = 44.25' EL = 44.37'	Δ = 42°10'20" R = 25.00' T = 9.64' L = 18.40'
6	BCR = 16+23.23 1/4 Δ 1/2 Δ 3/4 Δ ECR = 16+46.95	20.00' R	EL = 44.51' EL = 44.32' EL = 44.25' EL = 43.98' EL = 43.85'	Δ = 53°58'48" R = 25.00' T = 12.73' L = 23.55'

WATER LINE CONSTRUCTION NOTES

- STA: 14+41.87, 16.00' R
DEFLECT WATER LINE TO MAINTAIN 6" VERTICAL CLEARANCE BETWEEN STORM INLET LEAD AND WATER LINE
- STA: 15+78.14, 28.00' R
INSTALL 8" X 6" MJ X FLG TEE, FIRE HYDRANT ASSEMBLY
SEE DETAIL 401, SHEET C3.7
- STA: 17+25.85, 16.90' R- 17+26.20, 14.00' R
INSTALL 6" WATER LATERAL (42.9' LF). WITH GATE VALVE. PLUG END OF LATERAL.
- STA: 17+03.52, 19.85' L
INSTALL 8" MJ 22.5+11.23' BENDS (ACTUAL DEFELECTION=33.36')

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING BY: *Brant Foster*
 DATE: 7/16/2007

Permitted design drawings stamped by:
 Brant S. Foster
 OR. P.E. 51051PE
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AS-BUILT SUBMITTAL: 07/16/07

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12880 C880C33
 Project No. Drawing No.

C3.3

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XREF LIST
Ltscale: 1
Resolved
C880X002

MANHOLE INSTALLATION

3" NOM. NON-SHRINK GROUT CONNECTION. FLOW

ALL MATERIAL AND WORK SHALL COMPLY WITH CITY OF SCAPOOSE STANDARD SPECIFICATIONS.

THE SAND COLLAR SHALL BE FABRICATED BY AN APPROVED MANUFACTURER AND NOT FIELD MADE.

THE NOMINAL PIPE SECTION (DIM. "C") SHALL BE COATED WITH AN EPOXY ADHESIVE COMPATIBLE WITH BOTH PVC AND CONCRETE GROUT AND COARSE AGGREGATE APPLIED.

SIZE	"A"	"B"	"C"	"D"	"E"	"F"	"G"
4"	4.22"	3.97"	4.25"	4.50"	5.20"	2.90"	7.00"
6"	6.28"	5.92"	6.32"	6.68"	7.50"	6.25"	7.00"
8"	8.40"	7.92"	8.46"	8.94"	10.10"	4.10"	7.00"
10"	10.50"	9.90"	10.57"	11.17"	12.40"	4.70"	7.00"
12"	12.50"	11.78"	12.58"	13.30"	14.50"	5.15"	7.00"
15"	15.30"	14.43"	15.36"	16.49"	18.00"	5.95"	7.00"
18"	18.70"	17.63"	18.76"	19.83"	21.98"	5.90"	7.00"
21"	22.05"	20.79"	22.11"	23.37"	25.63"	6.40"	7.00"
24"	24.80"	23.38"	25.04"	26.46"	28.80"	15.75"	7.00"
27"	27.95"	26.35"	28.27"	29.87"	32.50"	18.30"	7.00"
30"					35.00"		7.00"
36"					41.50"		7.00"

* APPROXIMATE DIMENSION

ALL MATERIAL AND WORK SHALL COMPLY WITH CITY OF SCAPOOSE STANDARD SPECIFICATIONS.

DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2002
MANHOLE ADAPTER (SAND COLLAR)		DWG. NO.	303

NOTES:
1. COVER AND FRAME TO BE MACHINED FOR TRUE BEARING.
2. MATERIAL SHALL BE GRAY CAST IRON, ASTM A-48, CLASS 30. Wt. = 139 lbs. +/-
3. TWO HOLE LID FOR SANITARY SEWERS.
4. 16 HOLE LID FOR STORM SEWERS.

3/4" TOP x 1 1/2" BOTTOM HOLES.

FOR SANITARY SEWERS ONLY (2) HOLES ARE USED AND SHOWN SHADED.
FOR STORM SEWERS ONLY (16) HOLES ARE USED AND SHOWN OPEN & SHADED.

THESE COVERS TO BE USED FOR IN-ROAD LOCATIONS ONLY.

MACHINE TO A TRUE BEARING ALL AROUND.

SECTION "A" - "A"

DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2002
SANITARY and STORM MANHOLE COVER		DWG. NO.	305

CLASS "A"

CLASS "B"

NOTE:
1. WHERE APPROVED BY THE ENGINEER, GRANULAR TRENCH STABILIZATION SHALL BE PLACED PRIOR TO THE PIPE ZONE. MATERIAL, SIZE AND DEPTH OF TRENCH STABILIZATION PER SOIL CONDITIONS.
2. PIPE ZONE MATERIAL SHALL BE COMPACTED TO 90% OF ASTM D1557/AASHTO T-180.
3. PIPE ZONE MATERIAL SHALL BE COMPACTED AS SPECIFIED PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.

DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2002
SANITARY and STORM PIPE ZONE BEDDING and BACKFILL		DWG. NO.	315

SECTION "A" - "A"

MINIMUM OF 9" PRECAST WALL BETWEEN PIPE CORES. SEE DWG. NO. 324 FOR ALTERNATIVE.

NOTES:
ALL MATERIAL AND WORK SHALL BE IN COMPLIANCE WITH CITY OF SCAPOOSE STANDARD SPECIFICATIONS.
JOINTS SHALL BE WATER TIGHT AND COATED WITH WATERPROOF RUBBERIZED MASTIC MATERIAL BEFORE SETTING RISERS AND TOP. INSIDE JOINTS SHALL BE GROUTED.
MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER. RISER TO BE BEDDED IN THE CAST-IN-PLACE CONCRETE AS THE BASE TAKES ITS INITIAL SET.
SEE STD. DWG. 303 FOR PVC PIPE MANHOLE CONNECTION DETAILS.

DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2002
STANDARD MANHOLE FOR 27" and LESSER DIA. PIPES		DWG. NO.	323

PLAN

SECTION "A" - "A"

MATERIAL TO BE GRAY CAST IRON ASTM A-48, CLASS 30. WEIGHT = 172 LBS.

DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2002
SUBURBAN MANHOLE FRAME 3" DEPTH		DWG. NO.	326

IN OFF-ROAD AREAS

ASPHALT CONCRETE SURFACE STREET

ASPHALT CONCRETE SURFACE STREET & GEOTEXTILE FABRIC

NOTES:
1. BACKFILL SHALL BE IMPORTED GRANULAR OR NATIVE BACKFILL AS APPROVED.
2. COMPACTION STANDARD SHALL BE ASTM D1557/AASHTO T-180 WHEN NOT OTHERWISE SPECIFIED.
3. PRIOR TO SURFACE RESTORATION SAWCUT EXISTING SURFACING 6" OUTSIDE EXTENT OF DISTURBED SOILS. *M.D.D. = MAX. DRY DENSITY

DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2002
TYPICAL TRENCH SECTION BACKFILL and SURFACING		DWG. NO.	329

SECTION "A" - "A"

MINIMUM OF 9" PRECAST WALL BETWEEN PIPE CORES. SEE DWG. NO. 324 FOR ALTERNATIVE.

NOTES:
ALL MATERIAL AND WORK TO BE IN COMPLIANCE WITH CITY OF GRESHAM STANDARD SPECIFICATIONS.
JOINTS SHALL BE WATER TIGHT AND COATED WITH WATERPROOF RUBBERIZED MASTIC MATERIAL BEFORE SETTING RISERS AND TOP. INSIDE JOINTS SHALL BE GROUTED.
MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER. RISER TO BE BEDDED IN THE CAST-IN-PLACE CONCRETE AS THE BASE TAKES ITS INITIAL SET.
SEE STD. DWG. 303 FOR PVC PIPE MANHOLE CONNECTION DETAILS.

DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2001
SHALLOW MANHOLE FOR 27" and LESSER DIA. PIPES		DWG. NO.	319

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
BY: *Brant Foster*
DATE: 7/15/2007
Permitted design drawings stamped by:
Brant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008

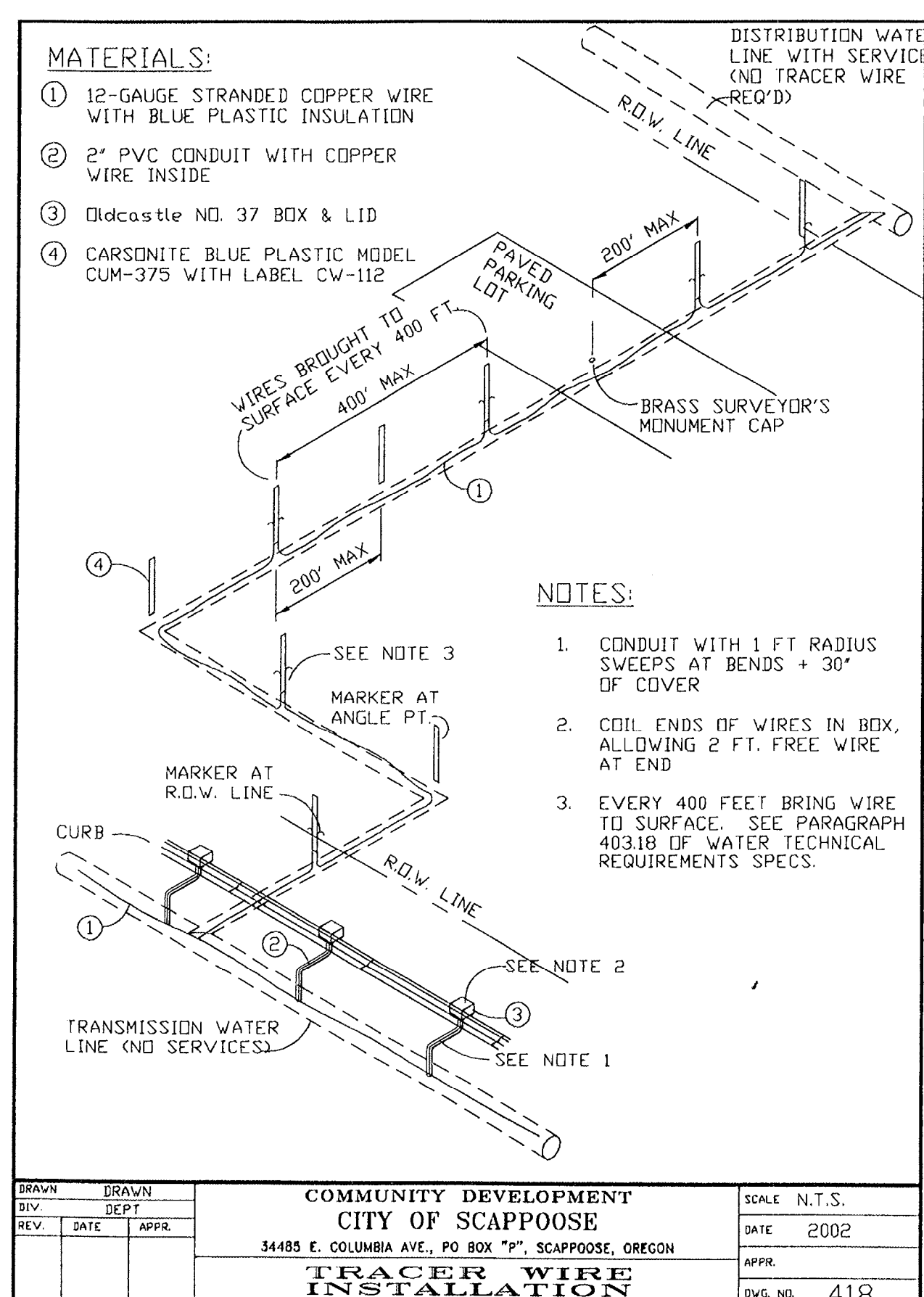
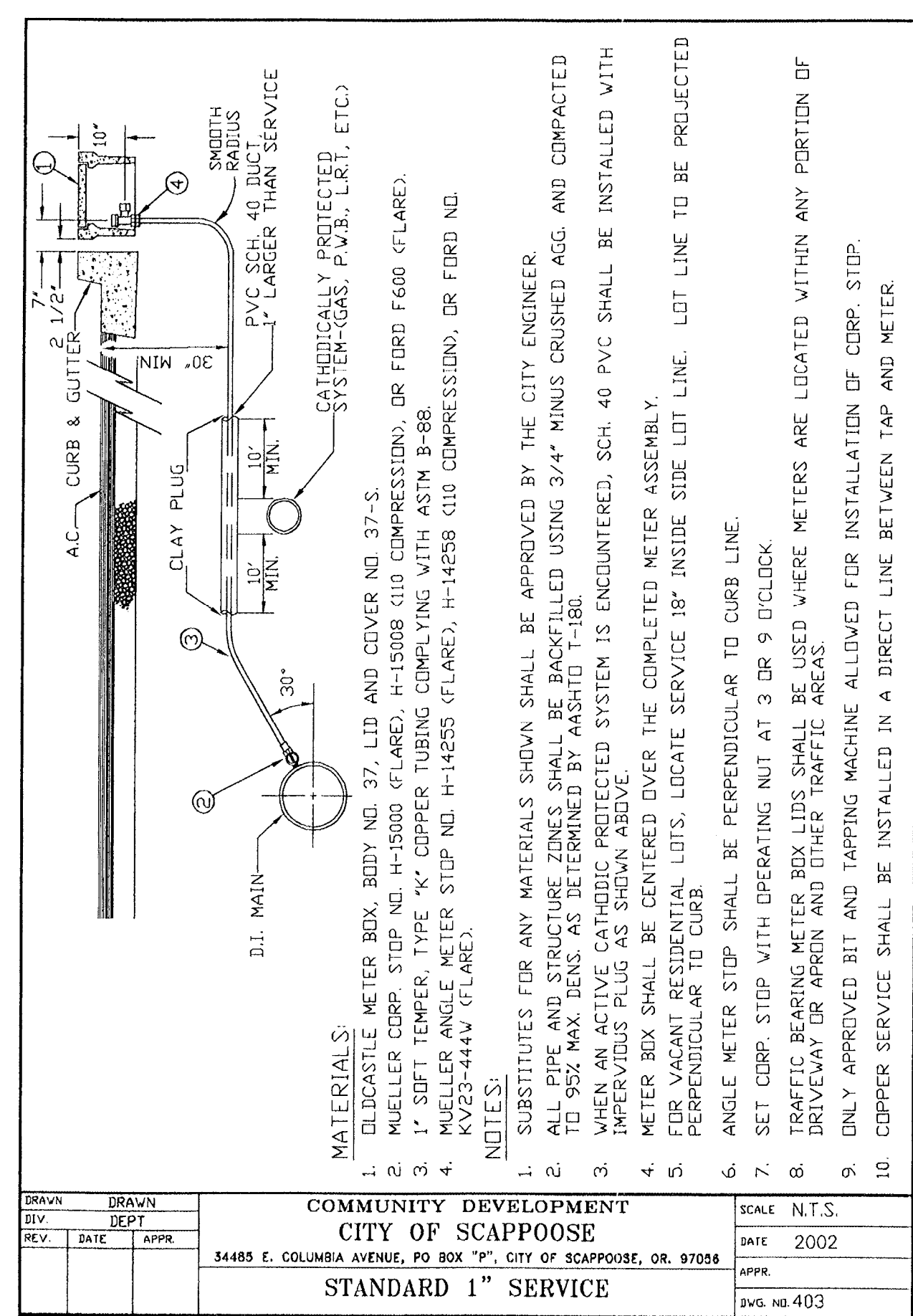
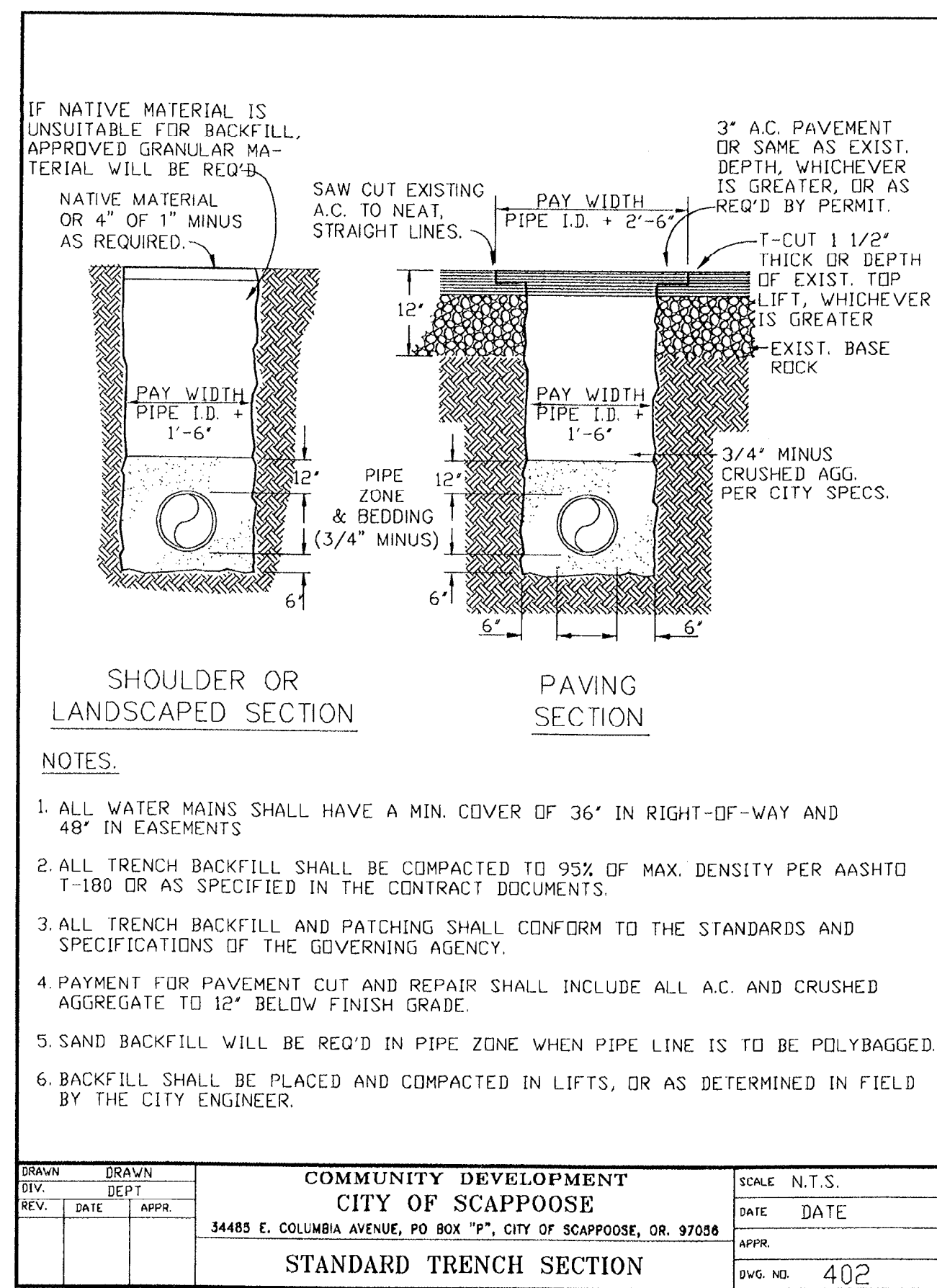
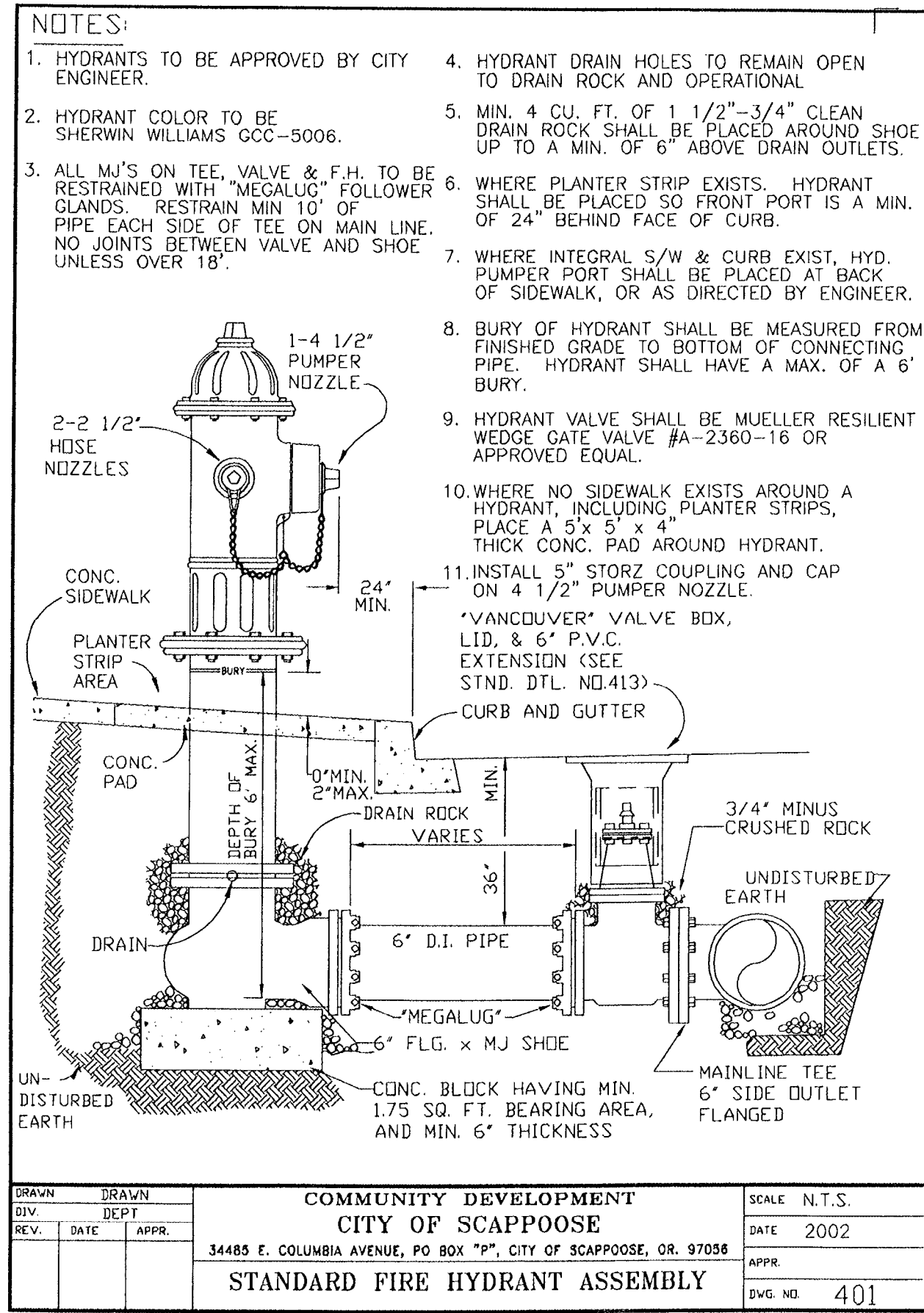
SIERRA PACIFIC COMMUNITIES, LLC
1100 BOX 704
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DATE	APPR.	SCALE	N.T.S.
34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPOOSE, OR. 97056		DATE	2002
STANDARD MANHOLE FOR 27" and LESSER DIA. PIPES		DWG. NO.	323

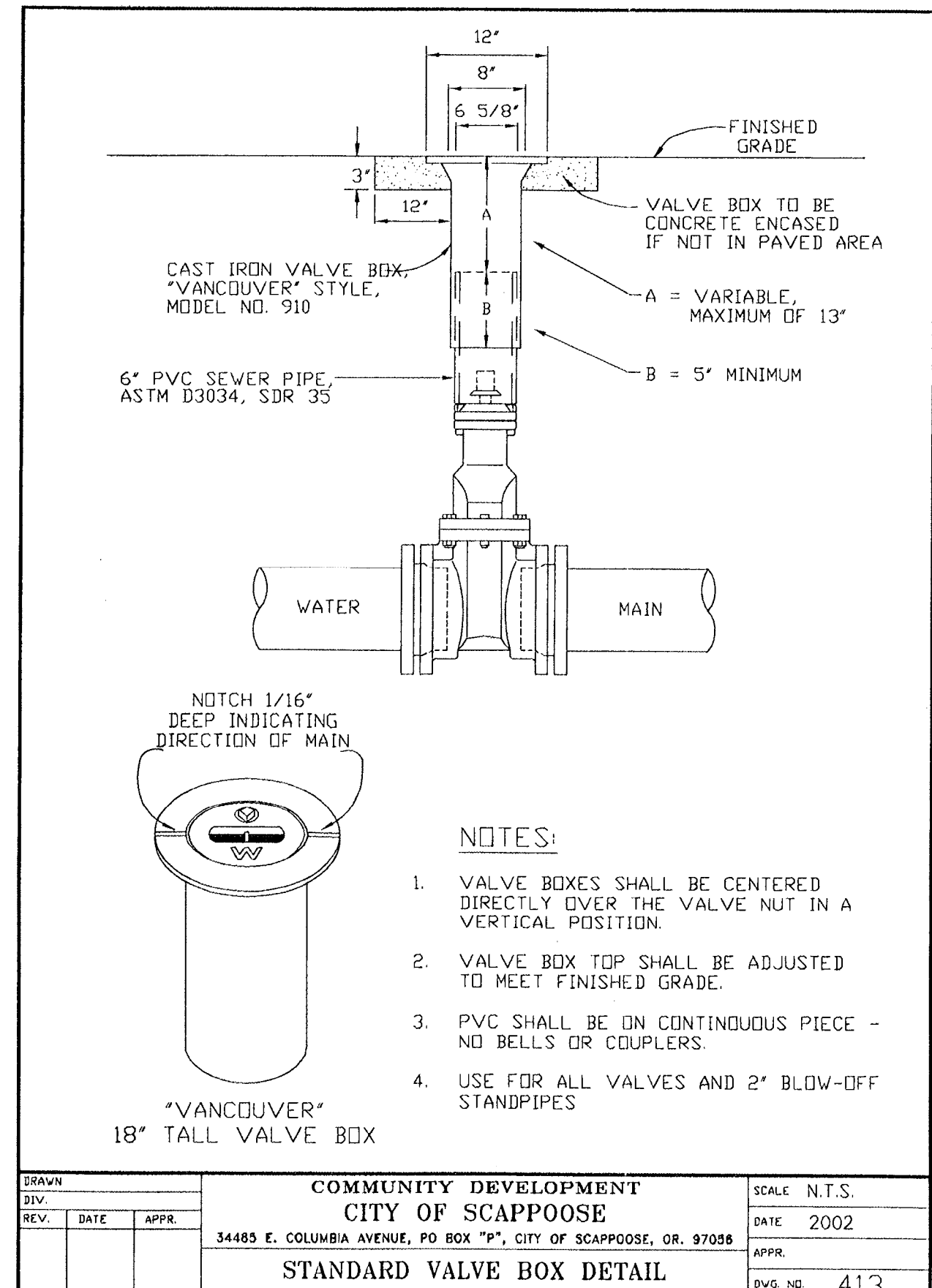
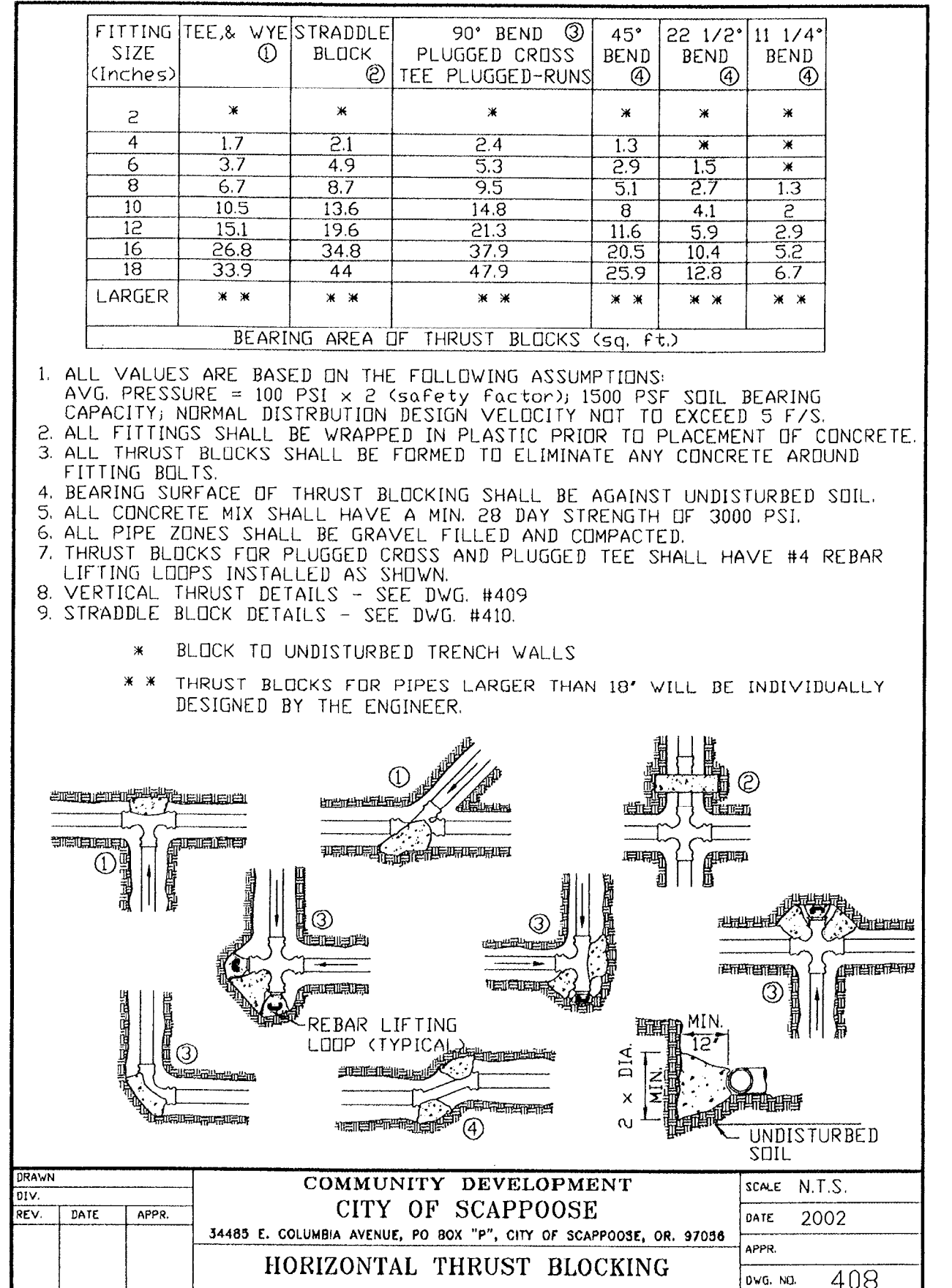
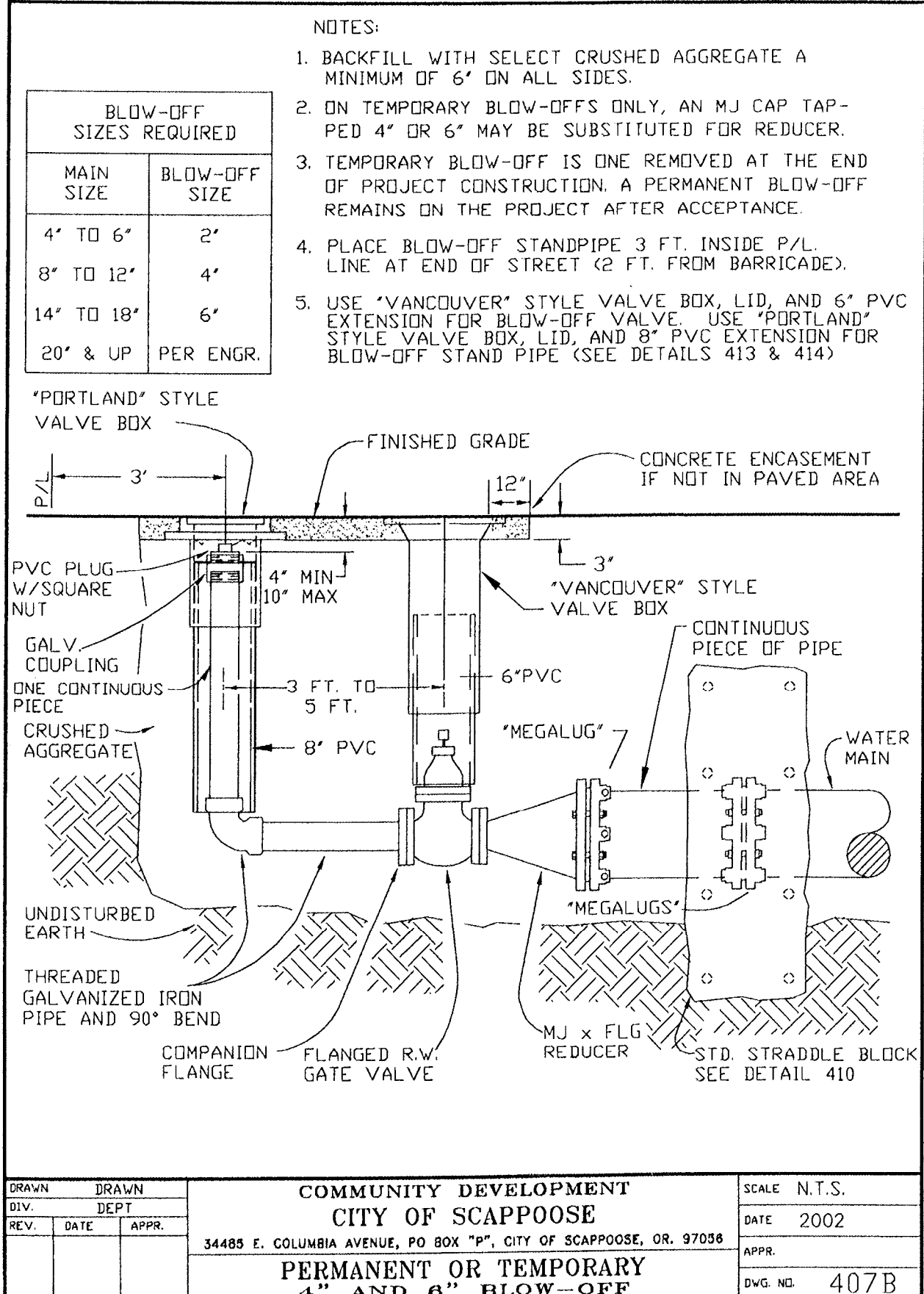
otak
Incorporated
17355 SW Doones Ferry Rd.
Lake Oswego, OR 97035-5217
Phone: (503) 635-3618
FAX: (503) 635-5395
Internet: www.otak.com

12880 C880C36
Project No. Drawing No.
C3.6
Sheet No.
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**PUBLIC INFRASTRUCTURE
 IMPROVEMENTS
 WATER DETAILS**



**AERO
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 AS BUILT'S
 7-16-2007**



LKO: KARLAZ 07/13/2007 4:40pm --> R:\DWG\AP AS-BUILT DWG\AS-BUILT\C880C38.DWG

AS-BUILT SUBMITTAL: 07/16/07

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**PUBLIC INFRASTRUCTURE IMPROVEMENTS
 WATER DETAILS**

otak
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 Lake Oswego, OR 97035-5217
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 FAX: (503) 635-5395
 Internet: www.otak.com

12880 C880C38
 Project No. Drawing No.
C3.8
 Sheet No.
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RECORD DRAWING
 BY: *Drum Scott*
 DATE: 7/16/07
Permitted design drawings stamped by:
Brant S. Foster
 OR. P.E. 51051PE
 EXPIRES 6/6/2008

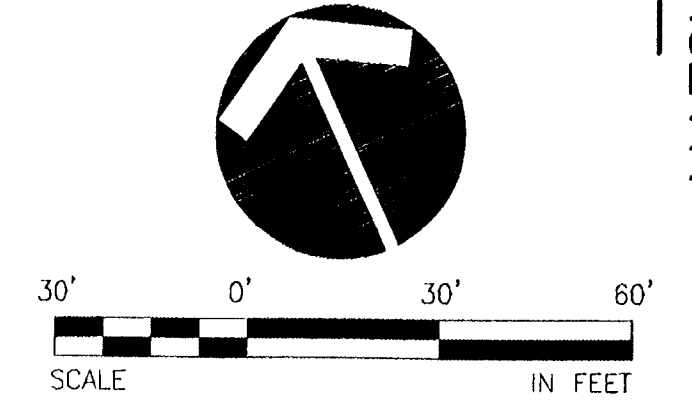
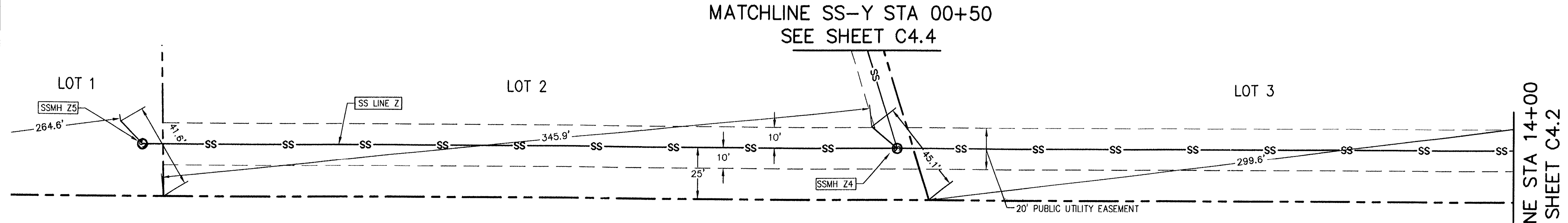
SIEIRA PACIFIC COMMUNITIES, LLC
 1000 N. W. 10th St.
 Lake Oswego, OR 97035
 PHONE: (503) 684-3175
 FAX: (503) 684-3176

NO.	DATE	BY	REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date:
 BF SDS MAP JANUARY 29, 2006

XREF LIST
 LtScale: 30
 Resolved
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 C880X230
 C880X600
 C880X002
 C880X900

PUBLIC SANITARY SEWER
 PLAN & PROFILE



SANITARY LINE "Z" PLAN STA: 14+00 - 20+53.92

SCALE: 1"=30'

ALL SANITARY LATERALS SHALL BE 6" DIAMETER
 PVC PIPE AT A MINIMUM SLOPE OF 0.0200 FT/FT

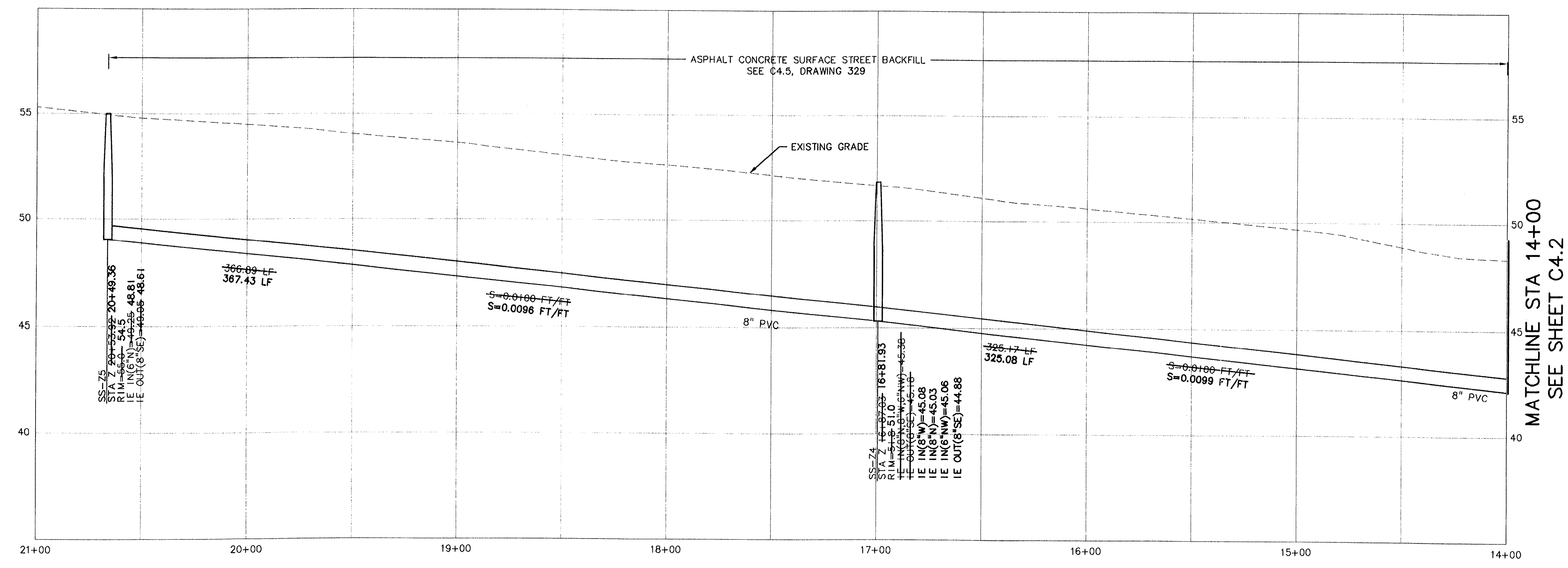
SANITARY LATERAL INSTALLATION CHART

LOT	SS STATION	SS LINE	LENGTH	SLOPE	I.E. @ END
1	20+0-15.2'	SS Z	15.2'	0.0200-0.131	49.8 - 50.8
2	20+0-16.3'	SS Z	16.3'	0.0200-0.082	46.0 - 46.4
3	SEE SHEET C4.2				

RECORD DRAWING
 BY: *Brant Foster*
 DATE: 7/16/2007

Permitted design
 drawings stamped
 by:
 Brant S. Foster
 OR. P.E. 51051PE
 EXP IRES 6/6/2008

SIERRA PACIFIC COMMUNITIES, LLC
 14000 W. BUCKINGHAM
 LAKE OSWEGO, OR 97035
 PHONE: (503) 684-3176
 FAX: (503) 684-3176



SANITARY LINE "Z" PROFILE STA: 14+00 - 20+53.92

SCALE: HORIZ. 1"=30'
 VERT. 1"=3'

MATCHLINE STA 14+00
 SEE SHEET C4.2

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 AS BUILTS
 7-16-2007

AS-BUILT SUBMITTAL: 07/16/07

AERO BUSINESS CENTER

PUBLIC SANITARY SEWER PLAN AND PROFILE
 SS LINE "Z" STA 14+00 TO 20+53.92



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12880 C880C41
 Project No. Drawing No.

C4.1
 Sheet No.
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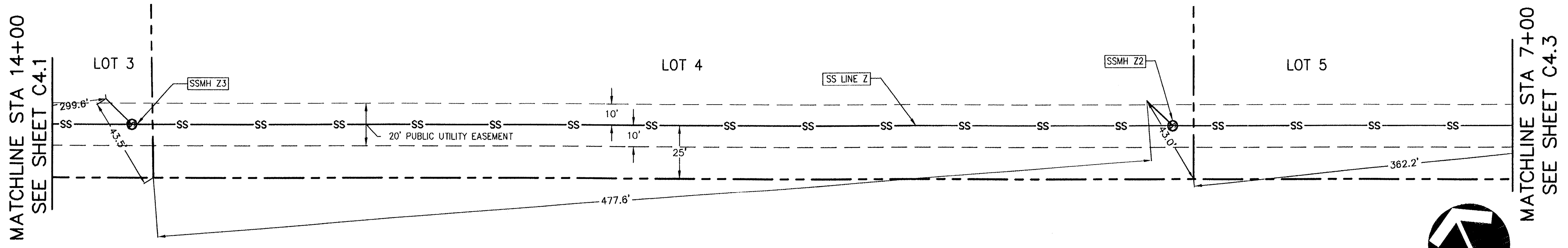
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PUBLIC SANITARY SEWER
PLAN & PROFILE

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7-16-2007

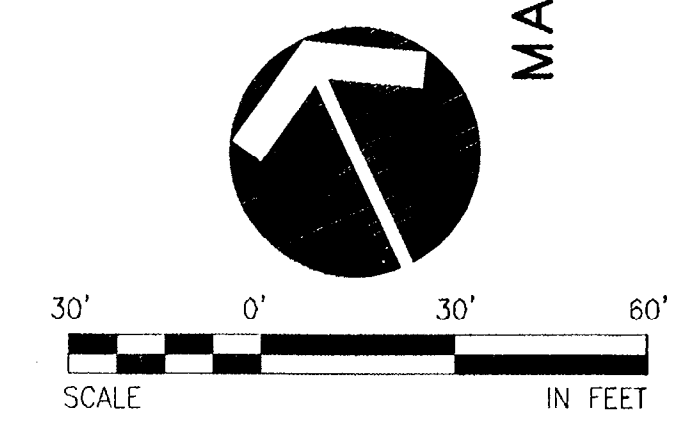
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Resolved
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C880X230
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C880X002
C880X900

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SANITARY LINE "Z" PLAN STA: 7+00 - 14+00

SCALE: 1"=30'

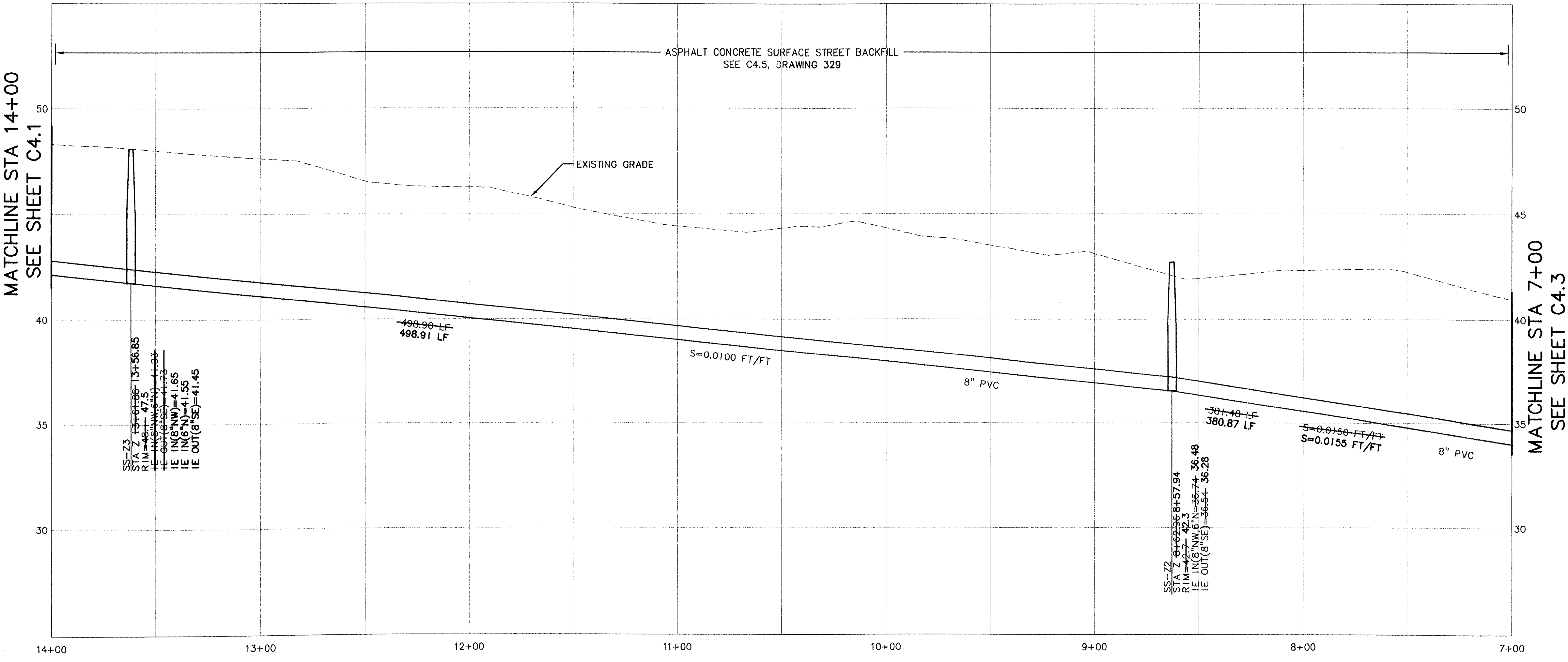


ALL SANITARY LATERALS SHALL BE 6" DIAMETER
PVC PIPE AT A MINIMUM SLOPE OF 0.0200 FT/FT

SANITARY LATERAL INSTALLATION CHART

LOT	SS STATION	SS LINE	LENGTH	SLOPE	I.E. @ END
3	7+00.00	SS Z	20'-0" 18.2'	0.0200-0.092	42'-43.04
4	8+18.24	SS Z	20'-0" 18.5'	0.0200-0.059	37'-37.45

RECORD DRAWING
BY: *Brant Foster*
DATE: 7/16/2007
Permitted design drawings stamped by:
Brant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008
SIERRA PACIFIC COMMUNITIES, LLC
FOR SALES ONLY OR OFFICE
PHONE: (503) 684-3175
FAX: (503) 684-3176



SANITARY LINE "Z" PROFILE STA: 7+00 - 14+00

SCALE: HORIZ. 1"=30'
VERT. 1"=3'

AS-BUILT SUBMITTAL: 07/16/07

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PUBLIC SANITARY SEWER PLAN AND PROFILE
SS LINE "Z" STA 7+00 - 14+00

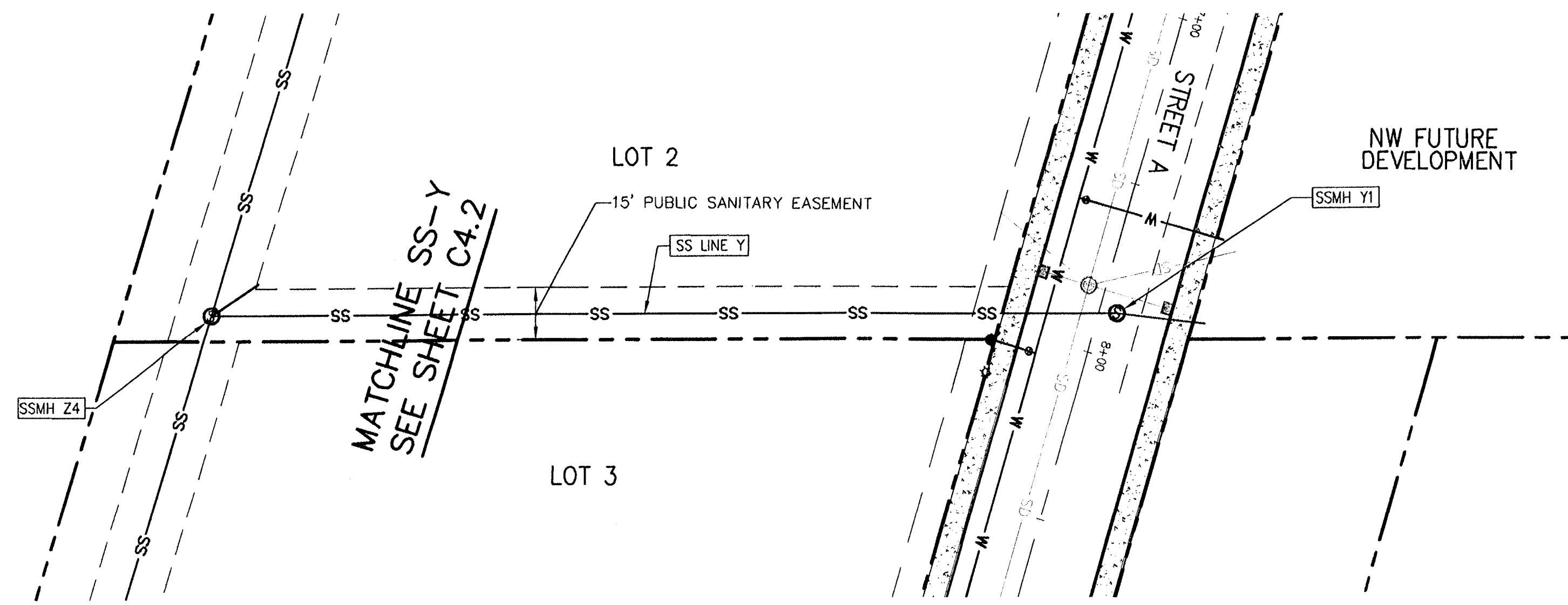
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Project No. Drawing No.
C4.2
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PLAN & PROFILE

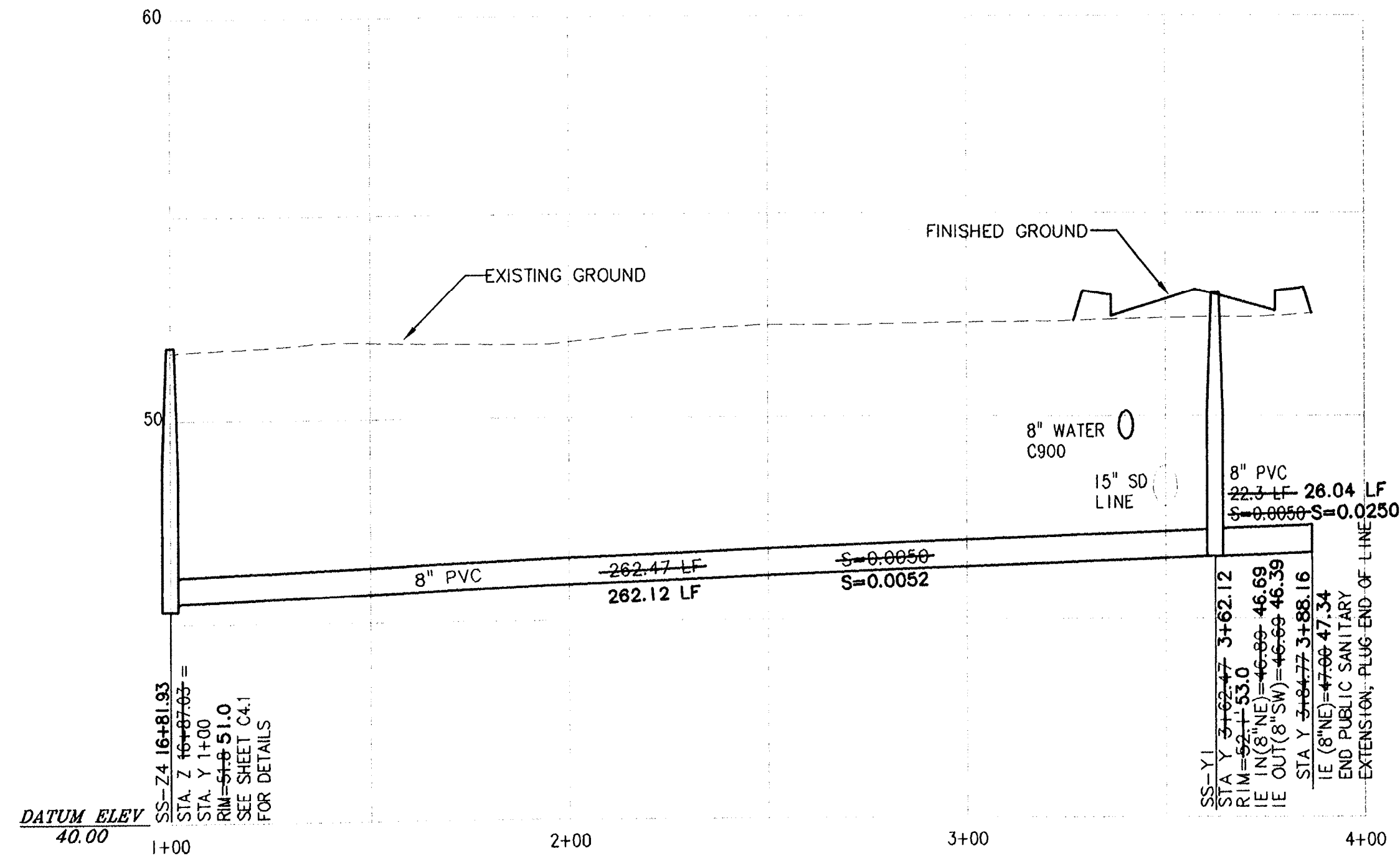
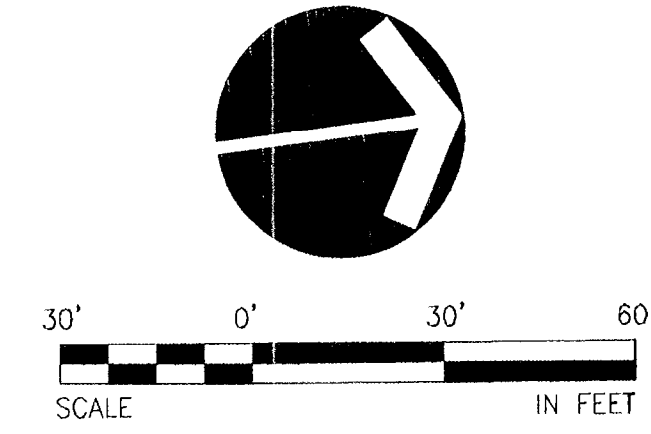
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7-16-2007

XREF LIST
Ltscale: 30
Resolved
C880X190
C880X230
C880X600
C880X602
C880X900



SANITARY LINE "Y" PLAN STA: 1+00 - 3+62.47

SCALE: 1"=30'



SANITARY LINE "Y" PROFILE STA: 1+00 - 3+62.47

SCALE: HORIZ. 1"=30'
VERT. 1"=3'

LKC: KARLAZ 07/13/2007 4:38pm --> R:\DWG\AIP AS-BUILT.DWG\AS-BUILT\C880C44.DWG

AS-BUILT SUBMITTAL: 07/16/07

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PUBLIC SANITARY SEWER PLAN AND PROFILE
SS LINE "Y" STA 1+00 TO 3+62.47



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12880 C880C44
Project No. Drawing No.

C4.4

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RECORD DRAWING
BY: *Brant S. Foster*
DATE: 7/16/2007

Permitted design
drawings stamped
by:
Brant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008

NO.	DATE	BY	REVISION COMMENTS

Design: Drawn: Checked: Date: Initial Issue Date:
BSF MDH MAP JANUARY 29, 2006

XREF LIST
 Ltscale: 1
 Resolved
 C880C02

PUBLIC SANITARY SEWER
 PLAN & PROFILE

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 7-16-2007

MANHOLE INSTALLATION

ALL MATERIAL AND WORK SHALL COMPLY WITH CITY OF SCAPPOOSE STANDARD SPECIFICATIONS.

THE SAND COLLAR SHALL BE FABRICATED BY AN APPROVED MANUFACTURER AND NOT FIELD MADE.

THE NOMINAL PIPE SECTION (DIM. "C") SHALL BE COATED WITH AN EPOXY ADHESIVE COMPATIBLE WITH BOTH PVC AND CONCRETE GROUT AND COARSE AGGREGATE APPLIED.

SECTION THROUGH ADAPTER

SIZE	"A"	"B"	"C"	"D"	"E"	"F"	"G"
4"	4.22"	3.97"	4.25"	4.50"	5.20"	2.90"	7.00"
6"	6.28"	5.92"	6.32"	6.68"	7.50"	6.25"	7.00"
8"	8.40"	7.92"	8.46"	8.94"	10.10"	4.10"	7.00"
10"	10.50"	9.90"	10.57"	11.17"	12.40"	4.70"	7.00"
12"	12.50"	11.78"	12.58"	13.30"	14.50"	5.15"	7.00"
15"	15.30"	14.43"	15.36"	16.49"	18.00"	5.95"	7.00"
18"	18.70"	17.63"	18.76"	19.83"	21.98"	5.90"	7.00"
21"	22.05"	20.79"	22.11"	23.37"	25.63"	6.40"	7.00"
24"	24.80"	23.38"	25.04"	26.46"	28.80"	15.75"	7.00"
27"	27.95"	26.35"	28.27"	29.87"	32.50"	18.30"	7.00"
30"					35.00"		7.00"
36"				41.50"			7.00"

* APPROXIMATE DIMENSION

ALL MATERIAL AND WORK SHALL COMPLY WITH CITY OF SCAPPOOSE STANDARD SPECIFICATIONS

DRAWN: AJS	COMMUNITY DEVELOPMENT CITY OF SCAPPOOSE	SCALE: N.T.S.
DATE: 2002	34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPPOOSE, OR. 97058	DATE: 2002
APPR:	MANHOLE ADAPTER (SAND COLLAR)	APPR:
DWG. NO. 303		DWG. NO. 303

NOTES:
 1. COVER AND FRAME TO BE MACHINED FOR TRUE BEARING.
 2. MATERIAL SHALL BE GRAY CAST IRON, ASTM A-48, CLASS 30. Wt. = 139 lbs. +/-
 3. TWO HOLE LID FOR SANITARY SEWERS.
 4. 16 HOLE LID FOR STORM SEWERS.

PLAN

FOR SANITARY SEWERS ONLY (2) HOLES ARE USED AND SHOWN SHADED.
 FOR STORM SEWERS ONLY (16) HOLES ARE USED AND SHOWN OPEN & SHADED.

THESE COVERS TO BE USED FOR IN-ROAD LOCATIONS ONLY.

SECTION "A" - "A"

24 3/4" MACHINE TO A TRUE BEARING ALL AROUND.

1 1/2" 7/8" 3" 3/4" 6 3/8" 3/4"

DRAWN: WSH	COMMUNITY DEVELOPMENT CITY OF SCAPPOOSE	SCALE: N.T.S.
DATE: 2002	34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPPOOSE, OR. 97058	DATE: 2002
APPR:	SANITARY and STORM MANHOLE COVER	APPR:
DWG. NO. 305		DWG. NO. 305

CLASS "A"

CLASS "B"

NOTE:
 1. WHERE APPROVED BY THE ENGINEER, GRANULAR TRENCH STABILIZATION SHALL BE PLACED PRIOR TO THE PIPE ZONE MATERIAL. SIZE AND DEPTH OF TRENCH STABILIZATION PER SOIL CONDITIONS.
 2. PIPE ZONE MATERIAL SHALL BE COMPACTED TO 90% OF ASTM D1557/AASHTO T-180.
 3. PIPE ZONE MATERIAL SHALL BE COMPACTED AS SPECIFIED PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.

DRAWN: WSH	COMMUNITY DEVELOPMENT CITY OF SCAPPOOSE	SCALE: N.T.S.
DATE: 2002	34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPPOOSE, OR. 97058	DATE: 2002
APPR:	SANITARY and STORM PIPE ZONE BEDDING and BACKFILL	APPR:
DWG. NO. 315		DWG. NO. 315

SECTION "A" - "A"

NOTES:
 ALL MATERIAL AND WORK SHALL BE IN COMPLIANCE WITH CITY OF GRESHAM STANDARD SPECIFICATIONS.
 JOINTS SHALL BE WATER TIGHT AND COATED WITH WATERPROOF RUBBERIZED MASTIC MATERIAL BEFORE SETTING RISERS AND TOP. INSIDE JOINTS SHALL BE GROUTED.
 MANHOLES SHALL HAVE A 12" MIN., 24" MAX. BOTTOM RISER. RISER TO BE BEDDED IN THE CAST-IN-PLACE CONCRETE AS THE BASE TAKES ITS' INITIAL SET.
 SEE STD. DWG. 303 FOR PVC PIPE MANHOLE CONNECTION DETAILS.

MINIMUM OF 9" PRECAST WALL BETWEEN PIPE CORES SEE DWG. NO. 324 FOR ALTERNATIVE.

PLAN

SLOPE SHELVES 1:12 TYP.

DRAWN: AJS	COMMUNITY DEVELOPMENT CITY OF SCAPPOOSE	SCALE: N.T.S.
DATE: 2002	34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPPOOSE, OR. 97058	DATE: 2002
APPR:	STANDARD MANHOLE FOR 27" and LESSER DIA. PIPES	APPR:
DWG. NO. 323		DWG. NO. 323

PLAN

SECTION "A" - "A"

THIS MANHOLE FRAME MAY BE USED ONLY FOR LOCAL ROAD LOCATIONS.

MATERIAL TO BE GRAY CAST IRON ASTM A-48, CLASS 30. WEIGHT = 172 LBS.

27" MACHINE TO TRUE 25" 7/8" 1" 1" 3" 23" 24 1/2" 31"

DRAWN: WSH	COMMUNITY DEVELOPMENT CITY OF SCAPPOOSE	SCALE: N.T.S.
DATE: 2002	34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPPOOSE, OR. 97058	DATE: 2002
APPR:	SUBURBAN MANHOLE FRAME 3" DEPTH	APPR:
DWG. NO. 326		DWG. NO. 326

IN OFF-ROAD AREAS

ASPHALT CONCRETE SURFACE STREET

NOTES:
 1. BACKFILL SHALL BE IMPORTED GRANULAR OR NATIVE BACKFILL AS APPROVED.
 2. COMPACTION STANDARD SHALL BE ASTM D1557/AASHTO T-180 WHEN NOT OTHERWISE SPECIFIED.
 3. PRIOR TO SURFACE RESTORATION SAWCUT EXISTING SURFACING 6" OUTSIDE EXTENT OF DISTURBED SOILS.
 M.D.D. = MAX. DRY DENSITY

DRAWN: WSH	COMMUNITY DEVELOPMENT CITY OF SCAPPOOSE	SCALE: N.T.S.
DATE: 2002	34485 E. COLUMBIA AVENUE, PO BOX "P", CITY OF SCAPPOOSE, OR. 97058	DATE: 2002
APPR:	TYPICAL TRENCH SECTION BACKFILL and SURFACING	APPR:
DWG. NO. 329		DWG. NO. 329

LGO: 448142 07/13/2007 4:37pm --> R:\DWG\MIP AS-BUILT DWG\AS-BUILT\C880C45.DWG

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
 BY: *Brant Foster*
 DATE: 7/16/2007

Permitted design drawings stamped by:
 Brant S. Foster
 OR. P.E. 51051PE
 EXPIRES 6/6/2008

SIERRA PACIFIC COMMUNITIES, LLC
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 FAX: (503) 684-3176

AS-BUILT SUBMITAL: 07/16/07

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PUBLIC SANITARY SEWER PLAN AND PROFILE
 SANITARY SEWER DETAILS

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 Lake Oswego, OR 97035-5217
 Phone: (503) 635-3818
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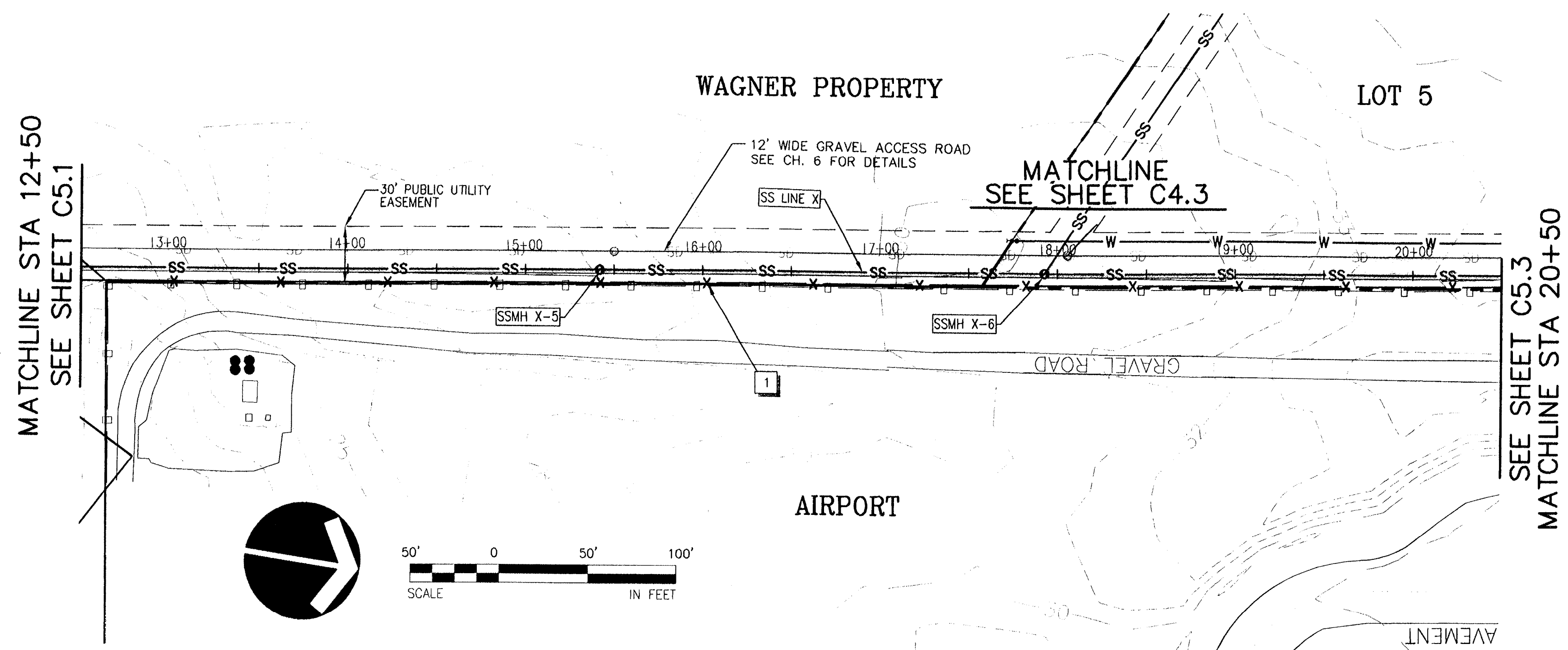
12880 C880C45
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C4.5
 Sheet No.
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PUBLIC SANITARY SEWER
PLAN AND PROFILE

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7-16-2007

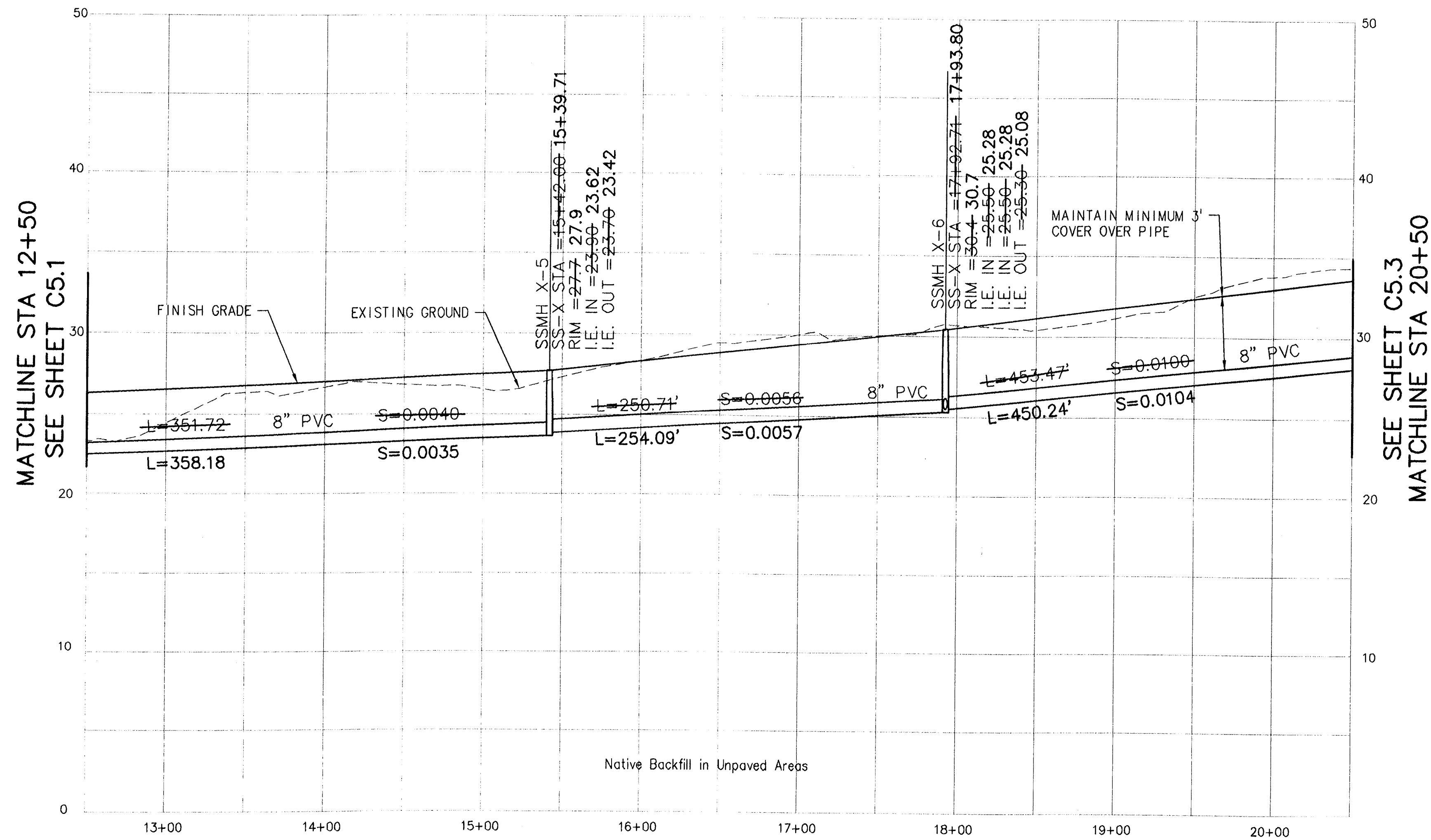
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C880X430

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SANITARY LINE "X" PLAN STA: 12+50 TO 20+50

SCALE: 1"=50'

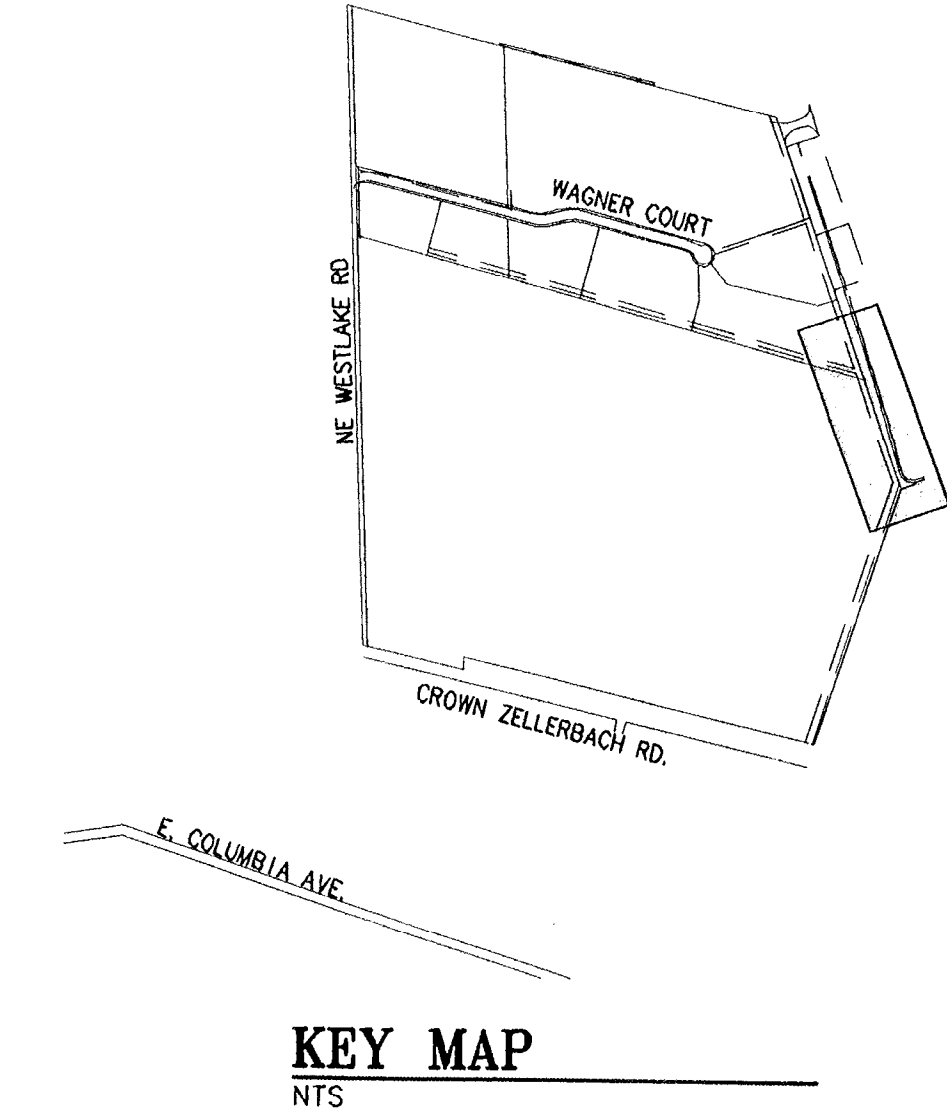


SANITARY LINE "X" PROFILE STA: 12+50 TO 20+50

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

SEWER LINE CONSTRUCTION NOTES

- 1 INSTALL TEMPORARY SEDIMENT FENCE PER DETAIL DRAWING 4-2A, SHT. C2.2



KEY MAP
NTS

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
BY: Brent Foster
DATE: 7/16/2007

Permitted design drawings stamped by
Brent S. Foster
OR. P.E. 51051PE
EXP. RES. 6/6/2008

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LAKE OSWEGO, OR 97035
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FAX: (503) 635-5376

AS-BUILT SUBMITAL: 07/16/07

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OFFSITE PUBLIC SANITARY SEWER PLAN AND PROFILE
SS LINE "X" STA 12+50 TO 20+50



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FAX: (503) 635-5395
Internet: www.otak.com

12880 C880C52
Project No. Drawing No.

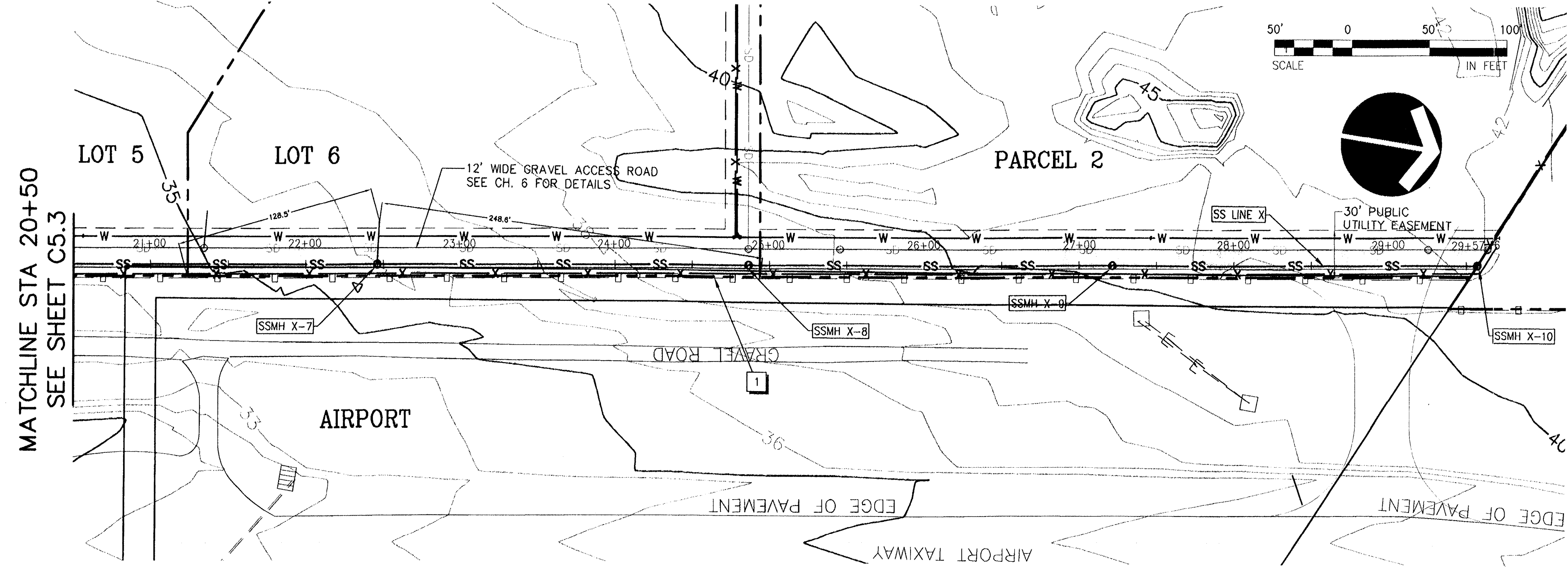
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PLAN AND PROFILE

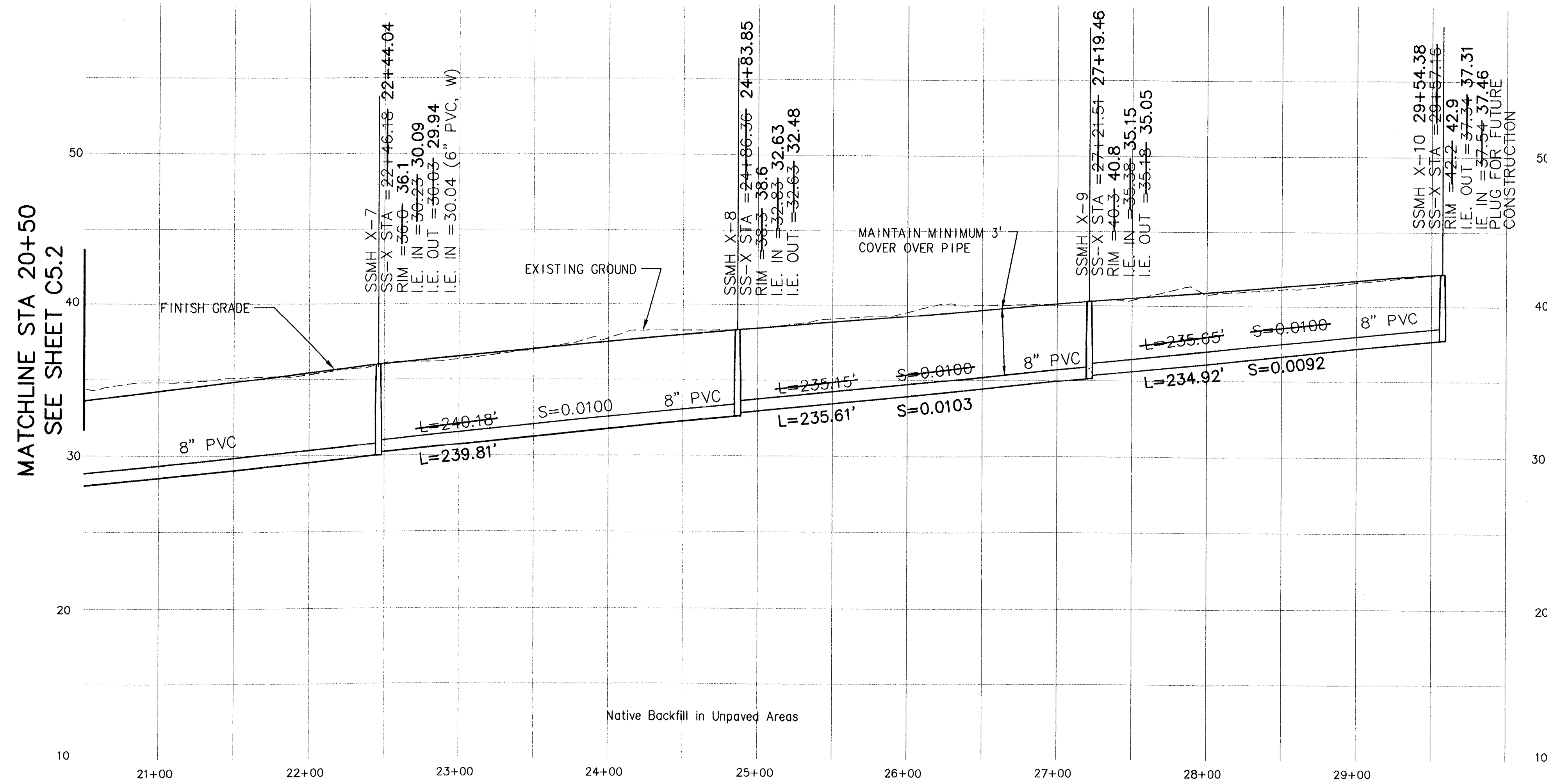
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SANITARY LINE "X" PLAN STA: 20+50 TO 29+57.16

SCALE: 1"=50'



SANITARY LINE "X" PROFILE STA: 20+50 TO 29+57.16

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

SEWER LINE CONSTRUCTION NOTES

1 INSTALL TEMPORARY SEDIMENT FENCE PER DETAIL DRAWING 4-2A, SHT. C2.2

ALL SANITARY LATERALS SHALL BE 6" DIAMETER PVC PIPE AT A MINIMUM SLOPE OF 0.0200 FT/FT

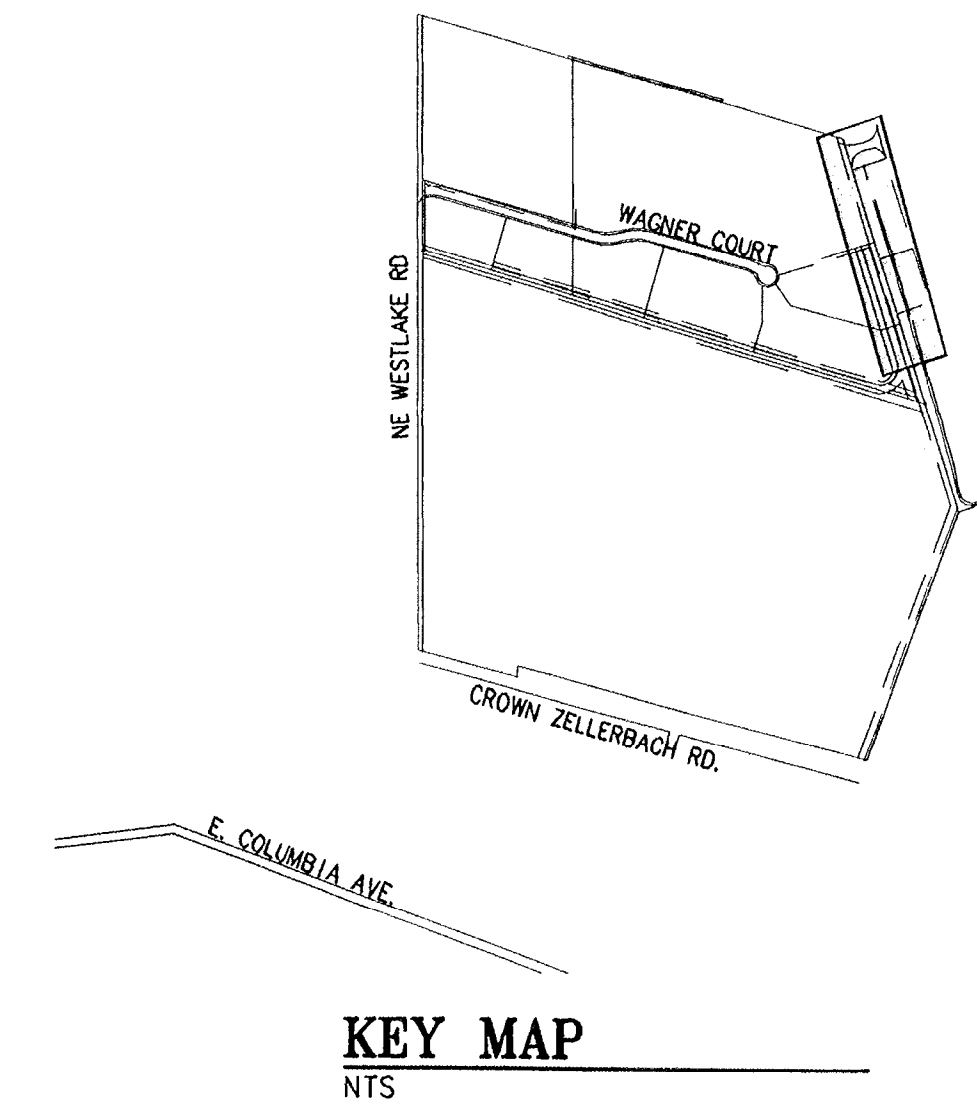
SANITARY LATERAL INSTALLATION CHART

LOT	SS STATION	SS LINE	LENGTH	SLOPE	I.E. @ END
6	22+44.04	SS X	26'-22.01'	0.0200-0.1155	30'-32.58'

RECORD DRAWING
BY: *Brant S. Foster*
DATE: 7/11/2007

Permitted design drawings stamped by:
Brant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008

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FAX: (503) 864-3176



AS-BUILT SUBMITTAL: 07/16/07

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OFFSITE PUBLIC SANITARY SEWER PLAN AND PROFILE
SS LINE "X" STA 20+50 TO 29+57.16



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Project No. Drawing No.
C5.3

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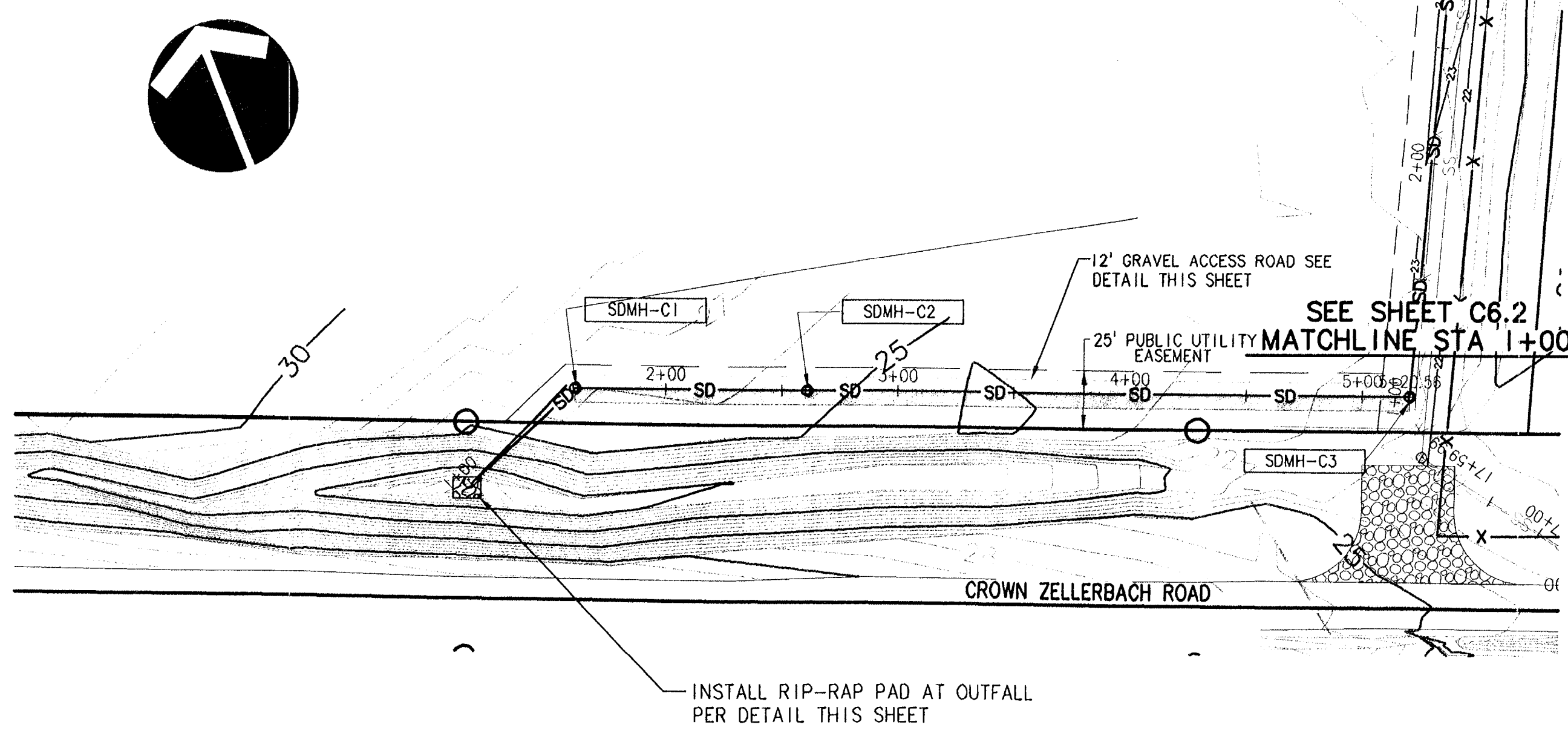
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ADG: S.R. MAP: JANUARY 29, 2006

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PUBLIC STORM SEWER
PLAN AND PROFILE

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7-16-2007

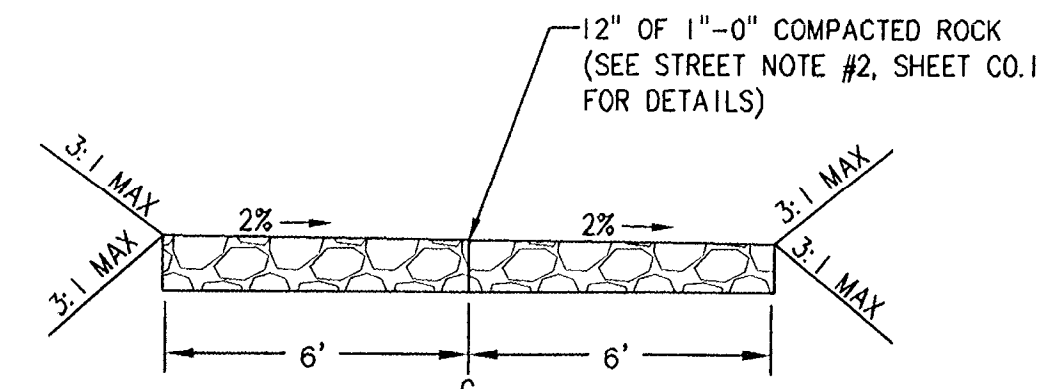
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C880X230

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SD LINE "C" PLAN STA: 1+00 - 5+12.96

SCALE: 1"=50'

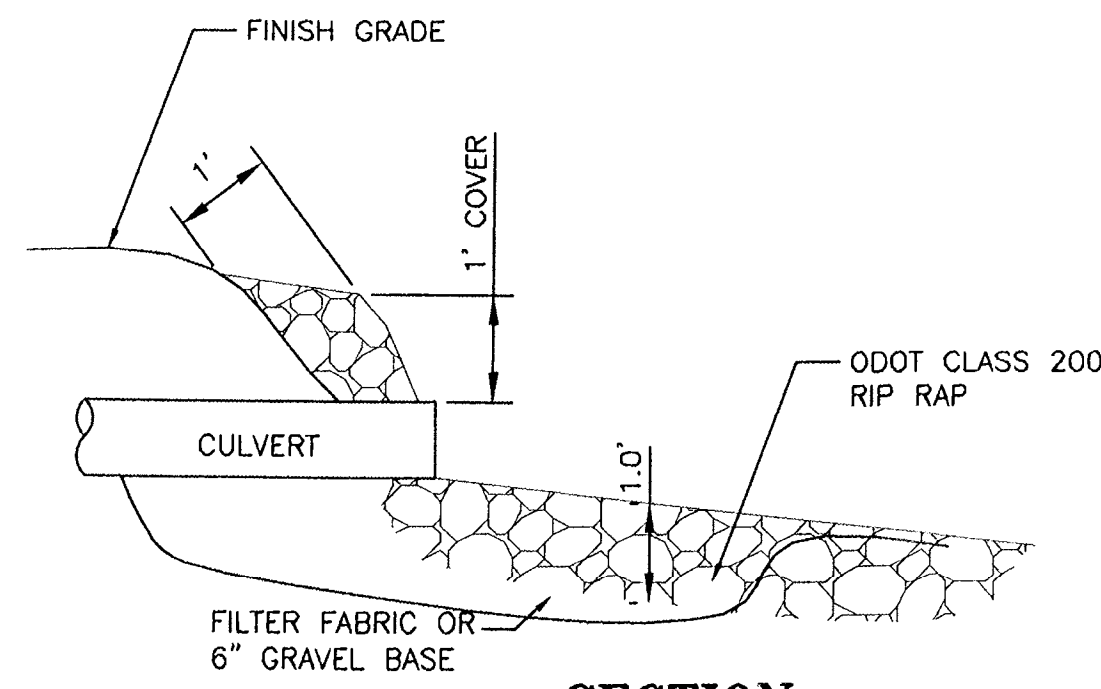


12' GRAVEL ACCESS ROAD

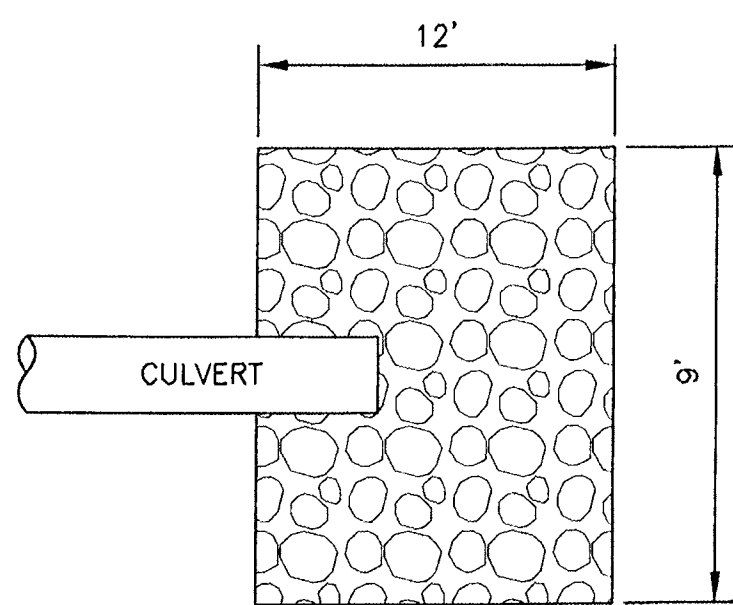
SD-C STA: 1+00 TO 5+12.96
SCALE: NTS

- NOTES:
- CONTROL LINE (C) IS DEFINED AS THE STORM DRAIN LINE.
 - STRAIGHT GRADES SHALL BE RUN FROM STORM DRAIN MANHOLE RIM ELEVATIONS.
 - CONTRACTOR TO GRADE ACCESS ROAD TO AVOID PONDING.

NOTES:
RIP RAP SHALL BE ODOT CLASS 200.
RIP RAP PROTECTION SHALL BE PLACED OVER A FILTER FABRIC BASE OR A MINIMUM 6" THICK GRAVEL BASE.

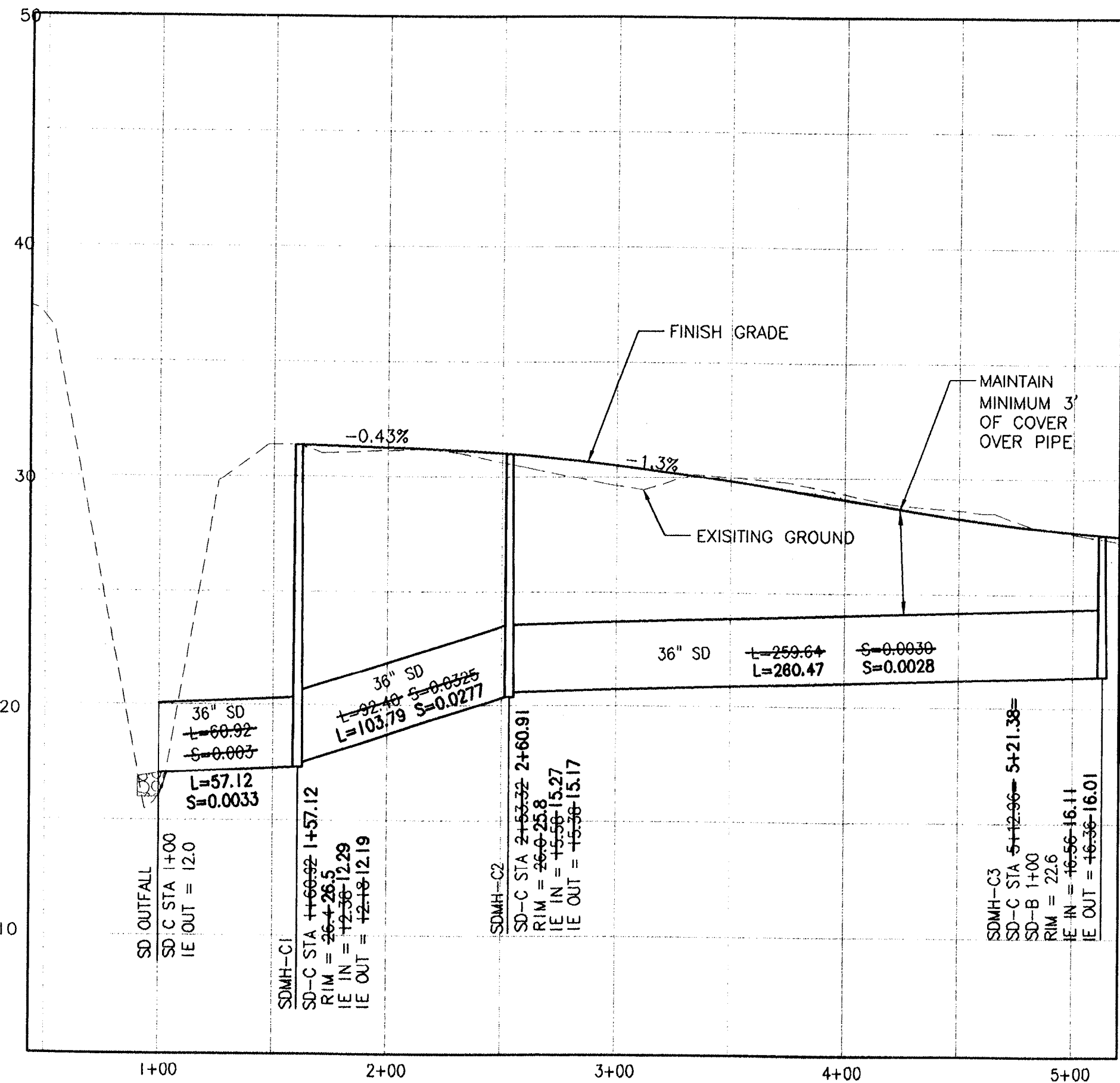


SECTION



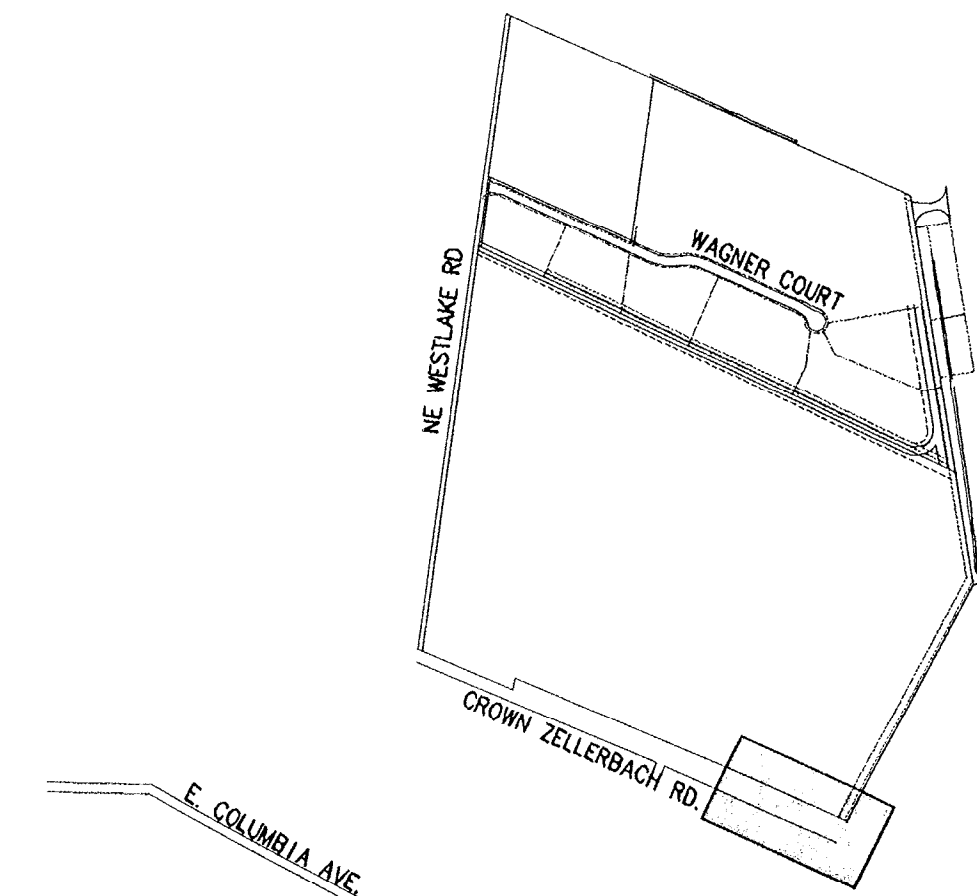
PLAN
RIP-RAP PAD DETAIL

SCALE: NTS



SD LINE "C" PROFILE STA: 1+00 - 5+12.96

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



KEY MAP
NTS

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
BY: *Brant Foster*
DATE: 7/16/2007

Permitted design drawings stamped by:
Brant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008

SERRA PACIFIC COMMUNITIES, LLC
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FAX: (503) 884-3178

AS-BUILT SUBMITTAL: 07/16/07

AERO BUSINESS CENTER

OFFSITE PUBLIC STORM SEWER PLAN AND PROFILE
SD LINE "C" STA 1+00 TO 5+12.96



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12880 C880C61
Project No. Drawing No.

C6.1

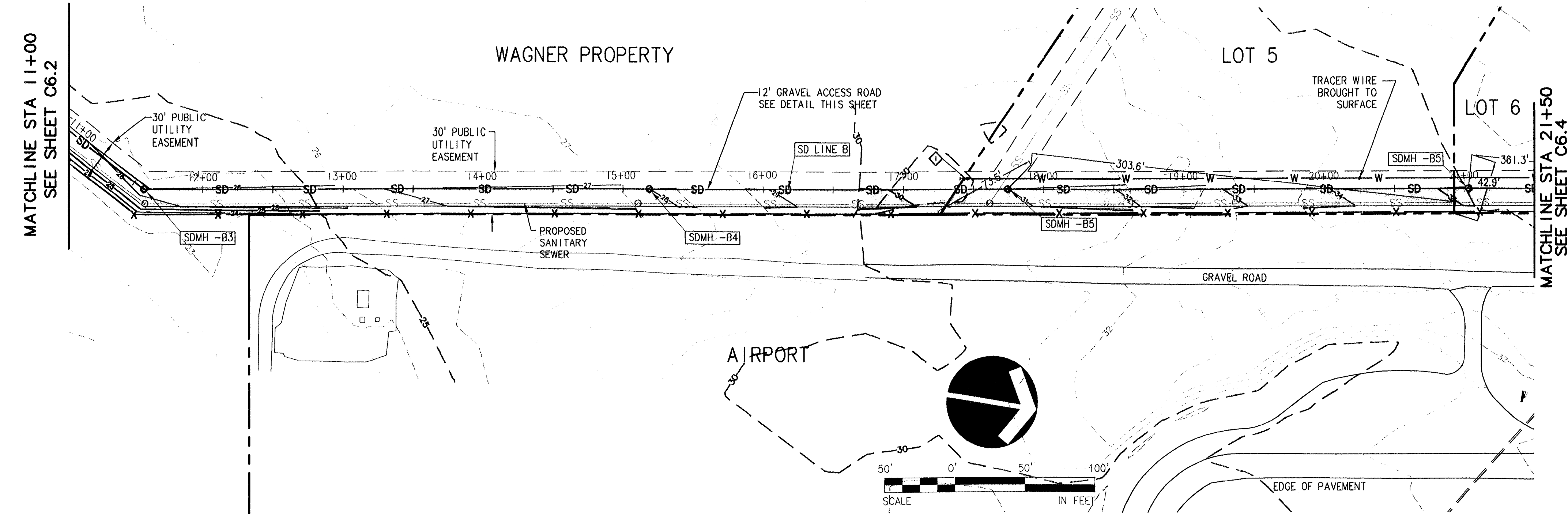
Sheet No.
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PUBLIC STORM SEWER
WATER PLAN AND PROFILE

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AS BUILTS
7-16-2007

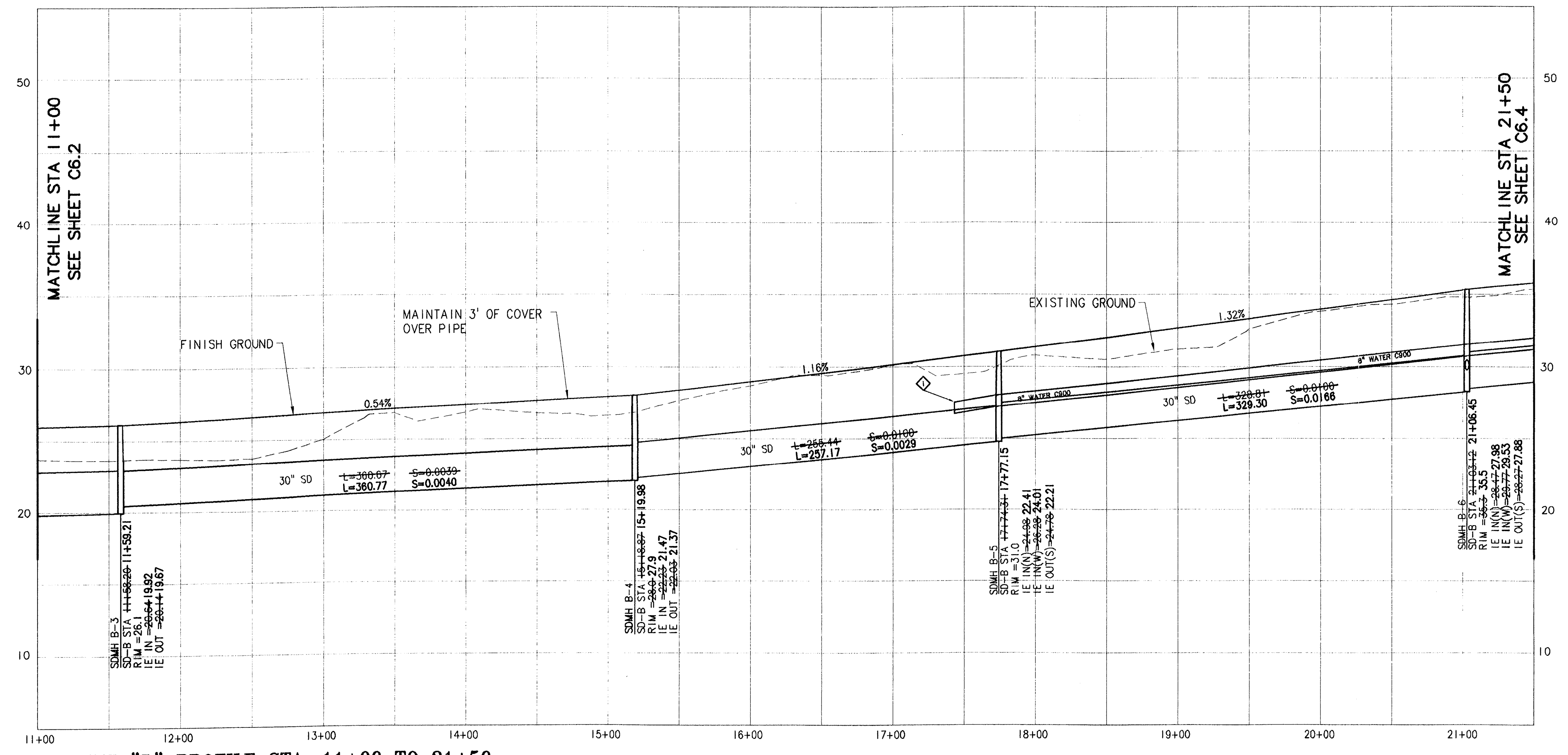
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Ltscale: 50
Resolved
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C880X230
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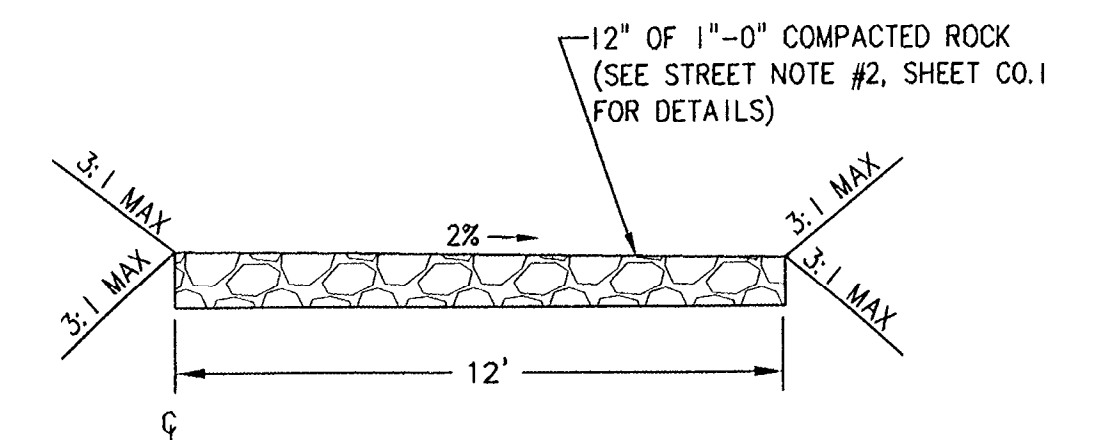
SD LINE "B" PLAN STA: 11+00 TO 21+50

SCALE: 1"=50'



SD LINE "B" PROFILE STA: 11+00 TO 21+50

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



12' GRAVEL ACCESS ROAD

SD-C STA: 11+58.20 TO 21+50
SCALE: NTS

- NOTES:
- CONTROL LINE (C) IS DEFINED AS THE STORM DRAIN LINE.
 - STRAIGHT GRADES SHALL BE RUN FROM STORM DRAIN MANHOLE RIM ELEVATIONS.
 - CONTRACTOR TO GRADE ACCESS ROAD TO AVOID PONDING.

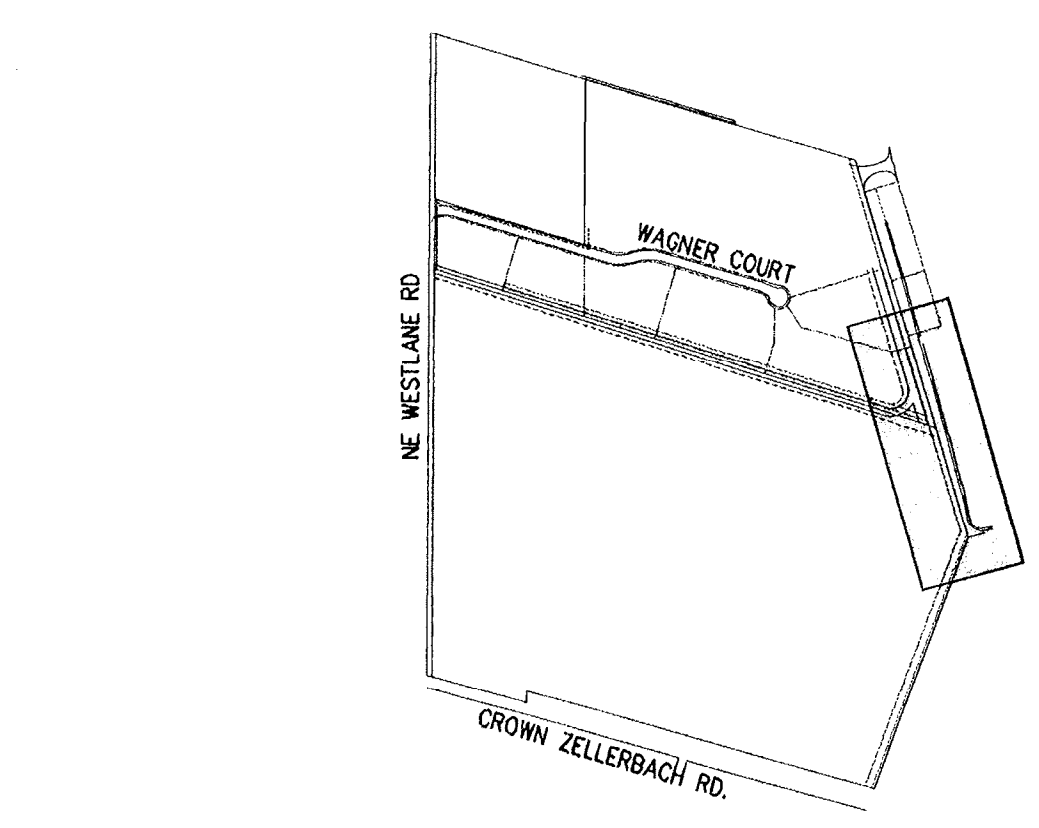
ALL STORM DRAIN LATERALS SHALL BE 12" DIAMETER PVC PIPE AT A MINIMUM SLOPE OF 0.020 FT/FT
* = AT MINIMUM SLOPE

STORM SEWER LATERAL INSTALLATION CHART

LOT	SD STATION	SD LINE	LENGTH	I.E. @ MAIN	I.E. @ END	SLOPE
5	@ MH B5	SD B2	20' 23"	24.01	25.3	0.0200
6	@ MH B6	SD B2	20' 24"	29.53	31.4	0.0200

WATER LINE CONSTRUCTION NOTES

- STA: 17+43.11, 7.50' L
INSTALL 8" MJ X FLG RW GATE VALVE AND BLOW-OFF VALVE.
SEE DETAIL 407B, SHEET C3.8



KEY MAP
NTS

AS-BUILT SUBMITAL: 07/16/07

AERO BUSINESS CENTER

OFFSITE PUBLIC STORM SEWER & WATER PLAN & PROFILE
SD LINE "B" STA 11+00 TO 21+50



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12880 C880C63
Project No. Drawing No.

C6.3

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REVISION COMMENTS

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
BY: *Brant Foster*
DATE: 7/16/2007

Permitted design drawings stamped by:
Brant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008

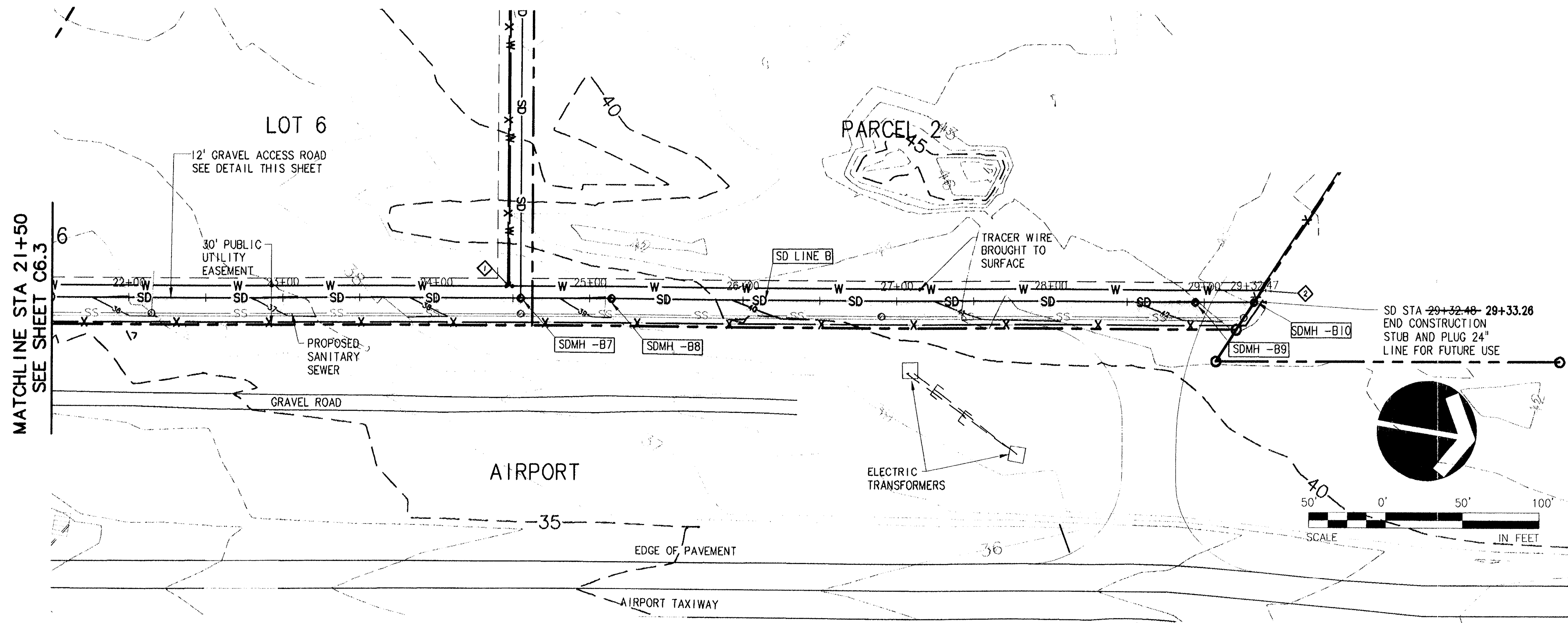
SIERRA PACIFIC COMMUNITIES, LLC
P.O. BOX 1704
LAKE OSWEGO, OR 97035
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FAX: (503) 684-3176

Design Drawn Checked Date Initial Issue Date:
BSF MDH MAP JANUARY 29, 2006

OFF SITE
PUBLIC STORM SEWER
WATER PLAN AND PROFILE

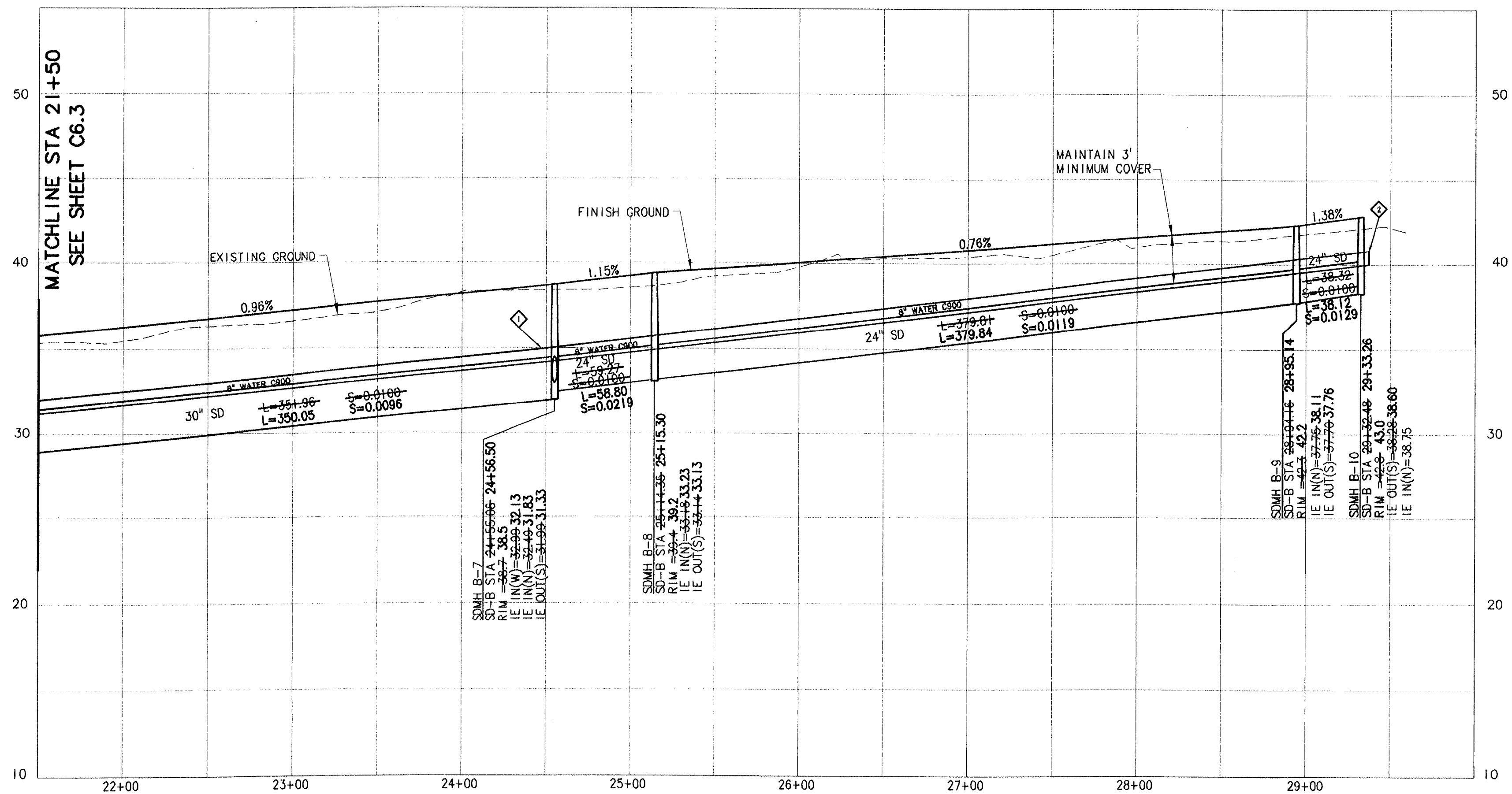
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7-16-2007

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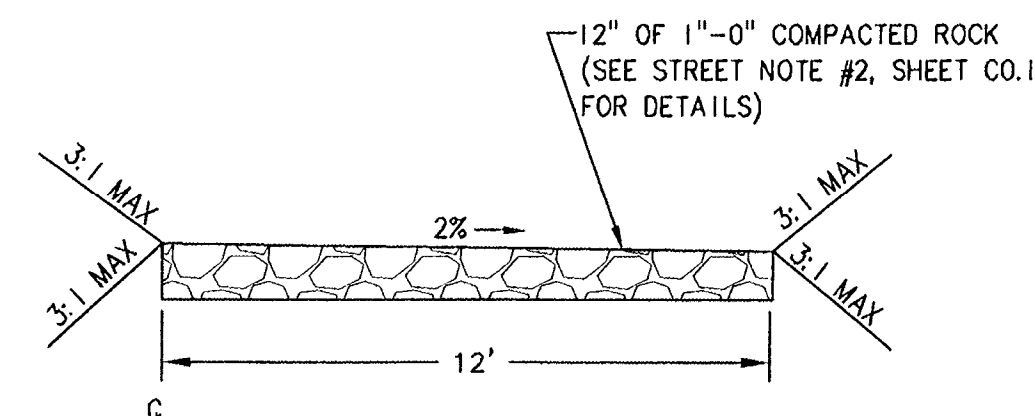
SD LINE "B" PLAN STA: 21+50 TO 29+32.47

SCALE: 1"=50'



SD LINE "B" PROFILE STA: 21+50 TO 29+32.47

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



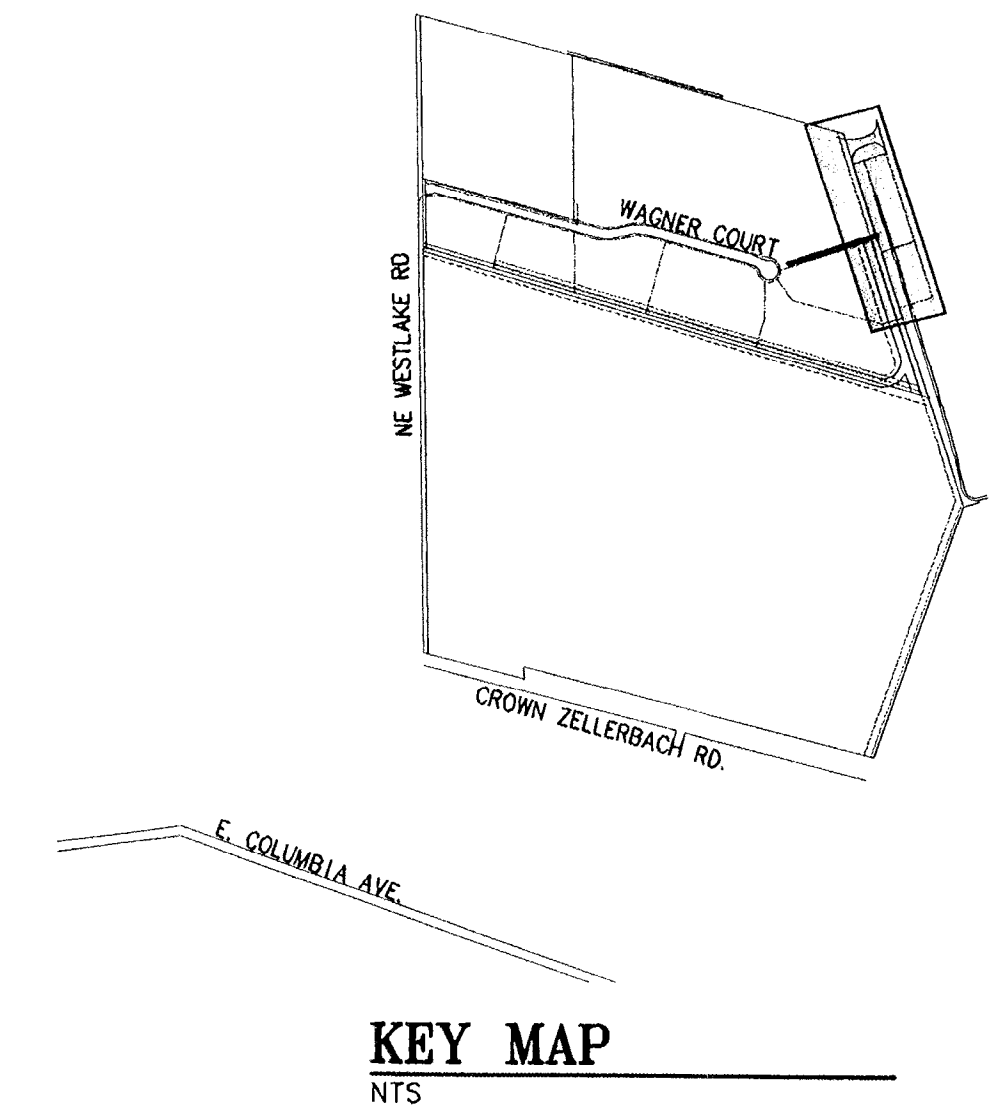
12' GRAVEL ACCESS ROAD

SD-C STA: 11+58.20 TO 21+50
SCALE: NTS

- NOTES:
- CONTROL LINE (C) IS DEFINED AS THE STORM DRAIN LINE.
 - STRAIGHT GRADES SHALL BE RUN FROM STORM DRAIN MANHOLE RIM ELEVATIONS.
 - CONTRACTOR TO GRADE ACCESS ROAD TO AVOID PONDING.

WATER LINE CONSTRUCTION NOTES

- STA: 24+47.58, 7.50' L
INSTALL 8"x8" MJ x FIG TEE WITH 8" GATE VALVES NORTH AND WEST AND SOUTH
- STA: 29+37.41, 7.50' L
INSTALL BLOW-OFF VALVE. SEE DETAIL 407B, SHEET C3.8



KEY MAP
NTS

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
BY: *Grant Foster*
DATE: 7/16/2007

Permitted design drawings stamped by:
Grant S. Foster
OR. P.E. 51051PE
EXPIRES 6/6/2008

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AS-BUILT SUBMITTAL: 07/16/07

AERO BUSINESS CENTER

OFFSITE PUBLIC STORM SEWER & WATER PLAN & PROFILE
SD LINE "B" STA 21+50 TO 29+32.47

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12880 C880C6.4
Project No. Drawing No.
C6.4
Sheet No.

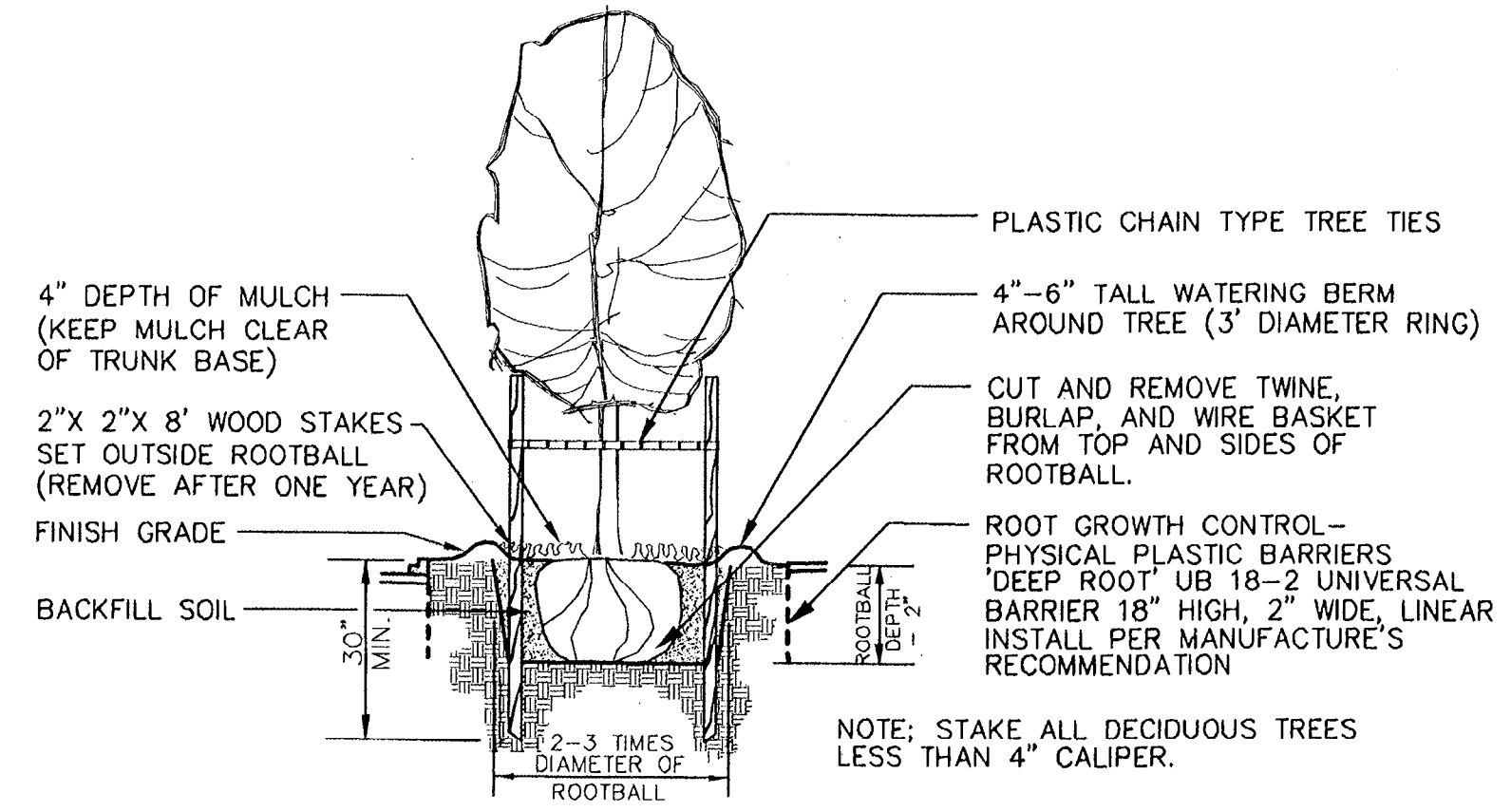
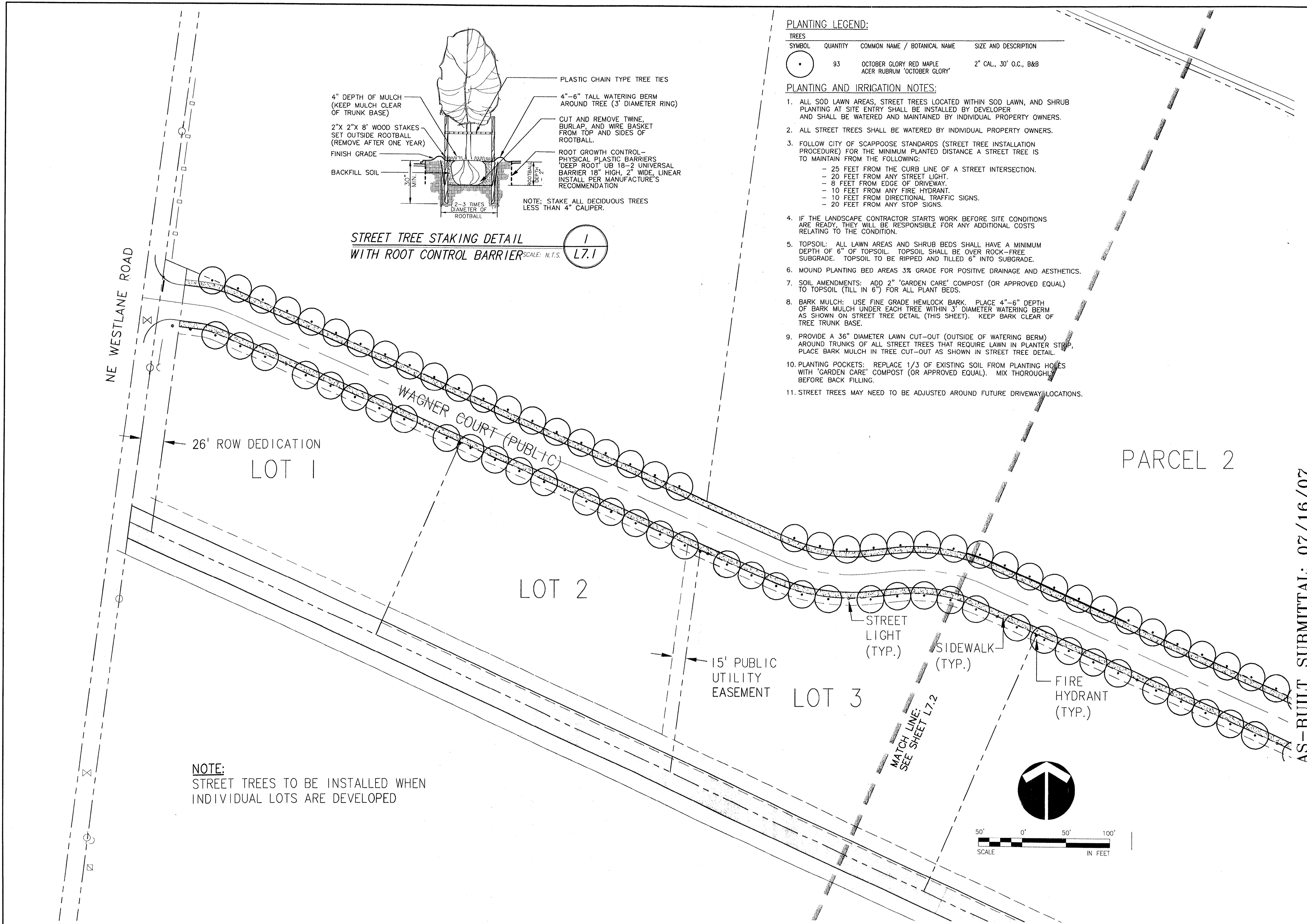
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OVERALL SITE
DEVELOPMENT PLAN
STREET TREE PLAN A

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AS BUILTS
7-16-2007

XREF LIST
Ltscale: 50
Resolved
C880X190
C880X230
C880X600
C880X002
L880X700

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STREET TREE STAKING DETAIL
WITH ROOT CONTROL BARRIER SCALE: N.T.S. 1 L7.1

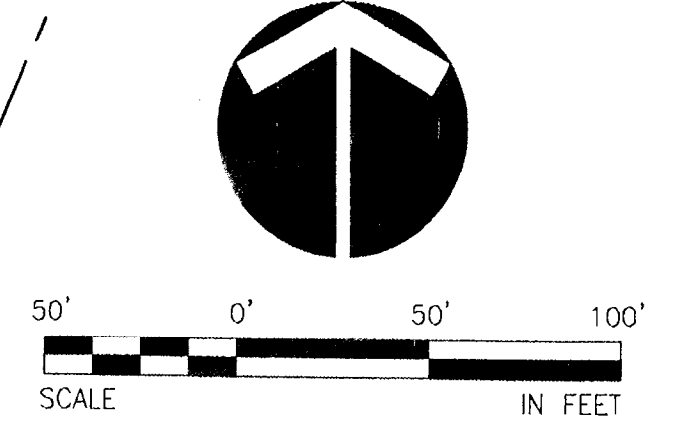
PLANTING LEGEND:

TREES			
SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE AND DESCRIPTION
(Circle with dot)	93	OCTOBER GLORY RED MAPLE ACER RUBRUM 'OCTOBER GLORY'	2" CAL., 30' O.C., B&B

PLANTING AND IRRIGATION NOTES:

- ALL SOD LAWN AREAS, STREET TREES LOCATED WITHIN SOD LAWN, AND SHRUB PLANTING AT SITE ENTRY SHALL BE INSTALLED BY DEVELOPER AND SHALL BE WATERED AND MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
- ALL STREET TREES SHALL BE WATERED BY INDIVIDUAL PROPERTY OWNERS.
- FOLLOW CITY OF SCAPPOOSE STANDARDS (STREET TREE INSTALLATION PROCEDURE) FOR THE MINIMUM PLANTED DISTANCE A STREET TREE IS TO MAINTAIN FROM THE FOLLOWING:
 - 25 FEET FROM THE CURB LINE OF A STREET INTERSECTION.
 - 20 FEET FROM ANY STREET LIGHT.
 - 8 FEET FROM EDGE OF DRIVEWAY.
 - 10 FEET FROM ANY FIRE HYDRANT.
 - 10 FEET FROM DIRECTIONAL TRAFFIC SIGNS.
 - 20 FEET FROM ANY STOP SIGNS.
- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- TOPSOIL: ALL LAWN AREAS AND SHRUB BEDS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED 6" INTO SUBGRADE.
- MOUND PLANTING BED AREAS 3% GRADE FOR POSITIVE DRAINAGE AND AESTHETICS.
- SOIL AMENDMENTS: ADD 2" 'GARDEN CARE' COMPOST (OR APPROVED EQUAL) TO TOPSOIL (TILL IN 6") FOR ALL PLANT BEDS.
- BARK MULCH: USE FINE GRADE HEMLOCK BARK. PLACE 4"-6" DEPTH OF BARK MULCH UNDER EACH TREE WITHIN 3' DIAMETER WATERING BERM AS SHOWN ON STREET TREE DETAIL (THIS SHEET). KEEP BARK CLEAR OF TREE TRUNK BASE.
- PROVIDE A 36" DIAMETER LAWN CUT-OUT (OUTSIDE OF WATERING BERM) AROUND TRUNKS OF ALL STREET TREES THAT REQUIRE LAWN IN PLANTER STRIP. PLACE BARK MULCH IN TREE CUT-OUT AS SHOWN IN STREET TREE DETAIL.
- PLANTING POCKETS: REPLACE 1/3 OF EXISTING SOIL FROM PLANTING HOLES WITH 'GARDEN CARE' COMPOST (OR APPROVED EQUAL). MIX THOROUGHLY BEFORE BACK FILLING.
- STREET TREES MAY NEED TO BE ADJUSTED AROUND FUTURE DRIVEWAY LOCATIONS.

NOTE:
STREET TREES TO BE INSTALLED WHEN
INDIVIDUAL LOTS ARE DEVELOPED



REVISION COMMENTS

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
BY: *W. David Dyer*
DATE: 7/17/07

Permitted design
drawings stamped
by:
Dave Dyer
Landscape Architect
330

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FAX: (503) 684-3176

AS-BUILT SUBMITTAL: 07/16/07

AERO BUSINESS CENTER

OVERALL SITE DEVELOPMENT PLAN
STREET TREE PLAN - A

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Internet: www.otak.com

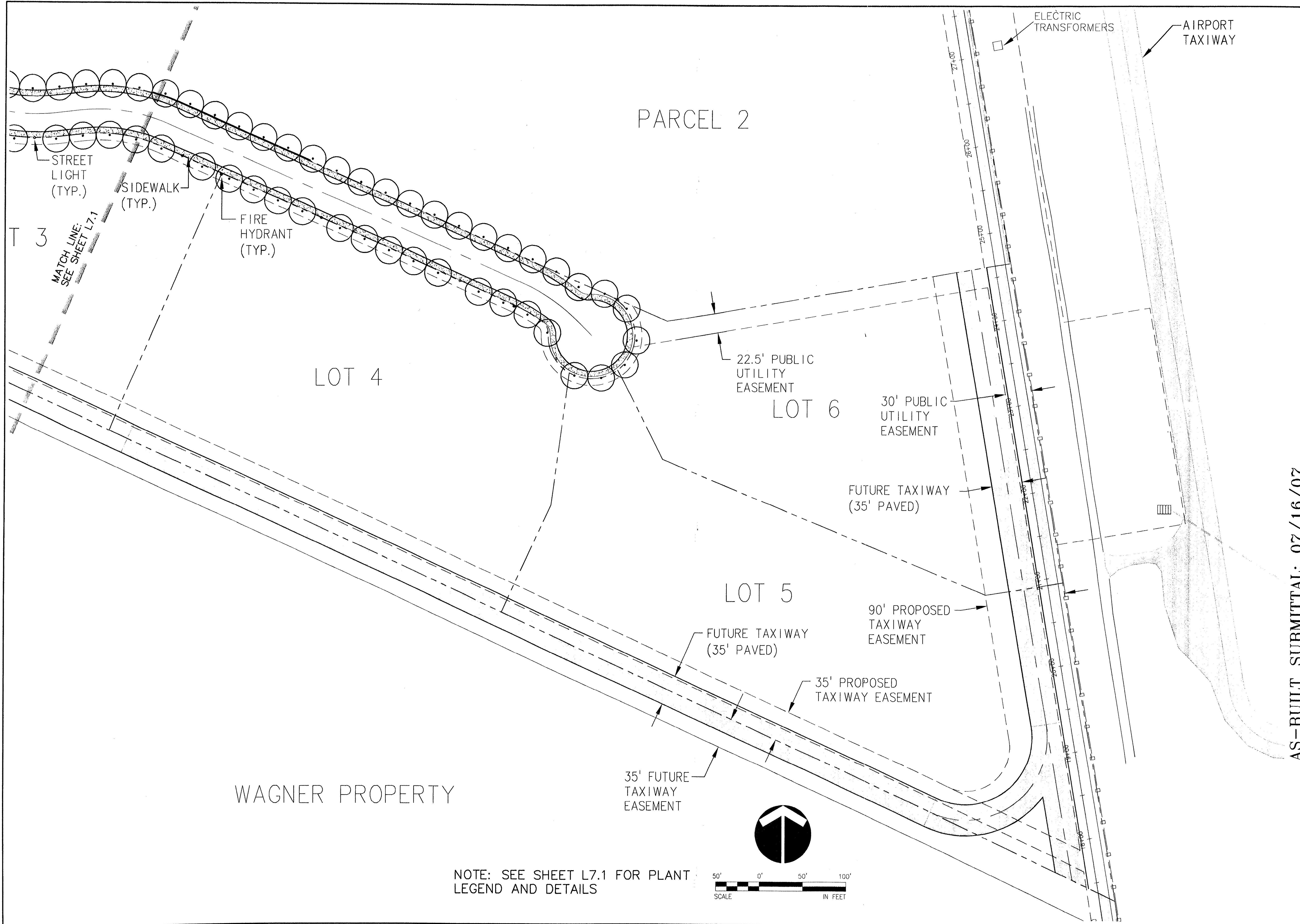
12880 L880L71
Project No. Drawing No.
L7.1
Sheet No.
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XREF LIST
 Ltscale: 50
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 C880X600
 C880X002
 L880X700

OVERALL SITE
 DEVELOPMENT PLAN
 STREET TREE PLAN B

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 7-16-2007

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PARCEL 2

LOT 4

LOT 6

LOT 5

WAGNER PROPERTY

ELECTRIC TRANSFORMERS
 AIRPORT TAXIWAY

STREET LIGHT (TYP.)
 SIDEWALK (TYP.)

FIRE HYDRANT (TYP.)

MATCH LINE:
 SEE SHEET L7.1

22.5' PUBLIC UTILITY EASEMENT

30' PUBLIC UTILITY EASEMENT

FUTURE TAXIWAY (35' PAVED)

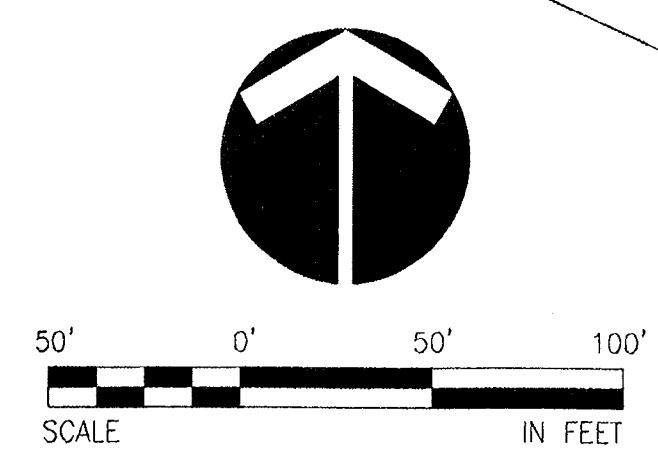
90' PROPOSED TAXIWAY EASEMENT

FUTURE TAXIWAY (35' PAVED)

35' PROPOSED TAXIWAY EASEMENT

35' FUTURE TAXIWAY EASEMENT

NOTE: SEE SHEET L7.1 FOR PLANT LEGEND AND DETAILS



NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
 BY: *W. David Dryer*
 DATE: 7/17/07

Permitted design drawings stamped by:
 Dave Dryer
 Landscape Architect
 330

SERRIA PACIFIC COMMUNITIES, LLC
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 LAKE OSWEGO, OR 97035
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OVERALL SITE DEVELOPMENT PLAN
 STREET TREE PLAN - B



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12880 L880L72
 Project No. Drawing No.

L7.2
 Sheet No.

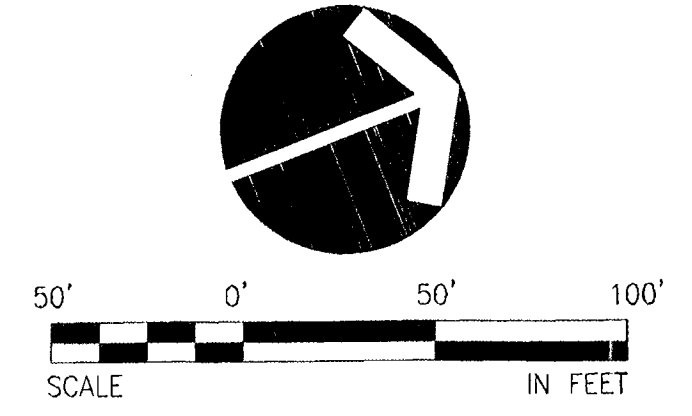
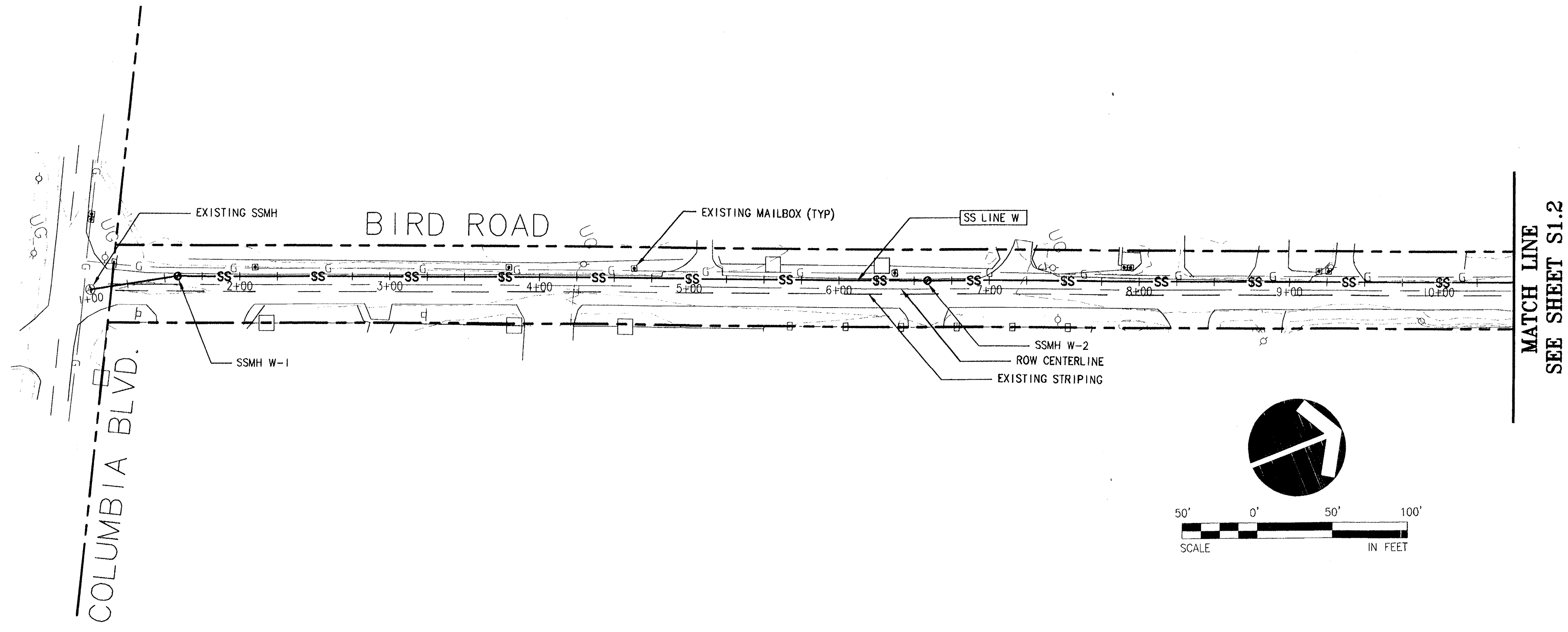
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 Unresolved
 S880B190

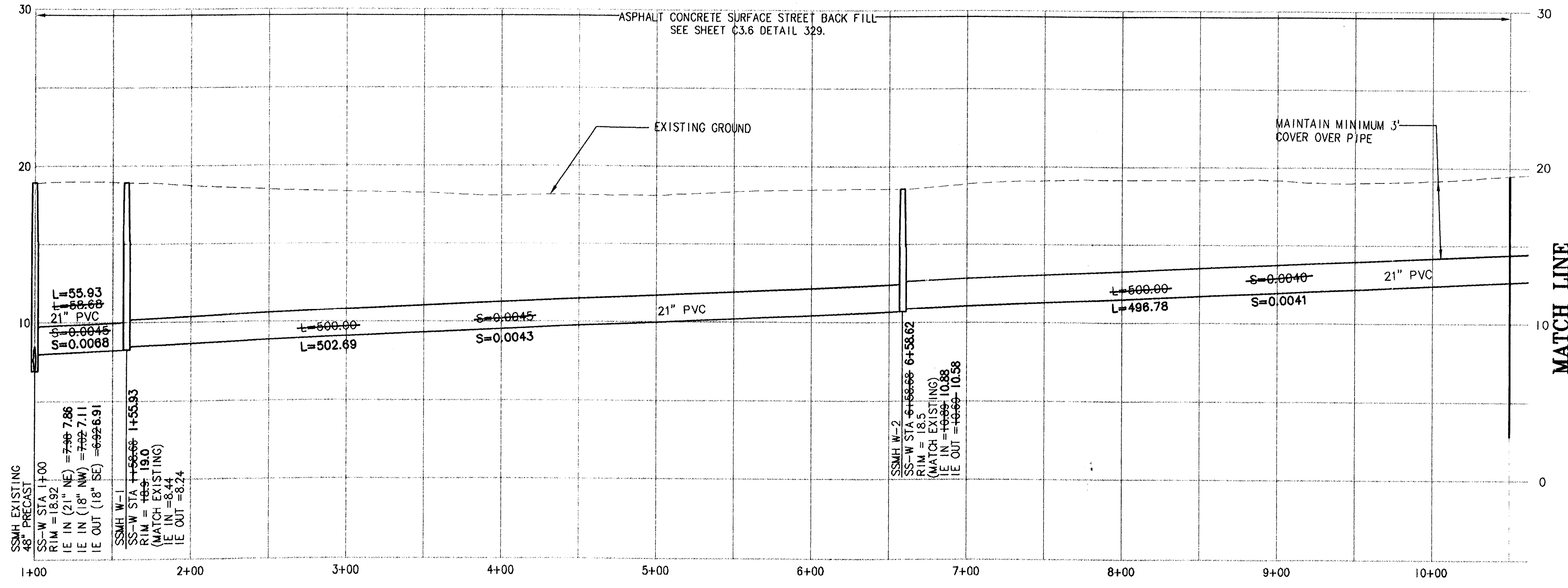
OFF SITE
 PUBLIC SANITARY SEWER
 PLAN AND PROFILE

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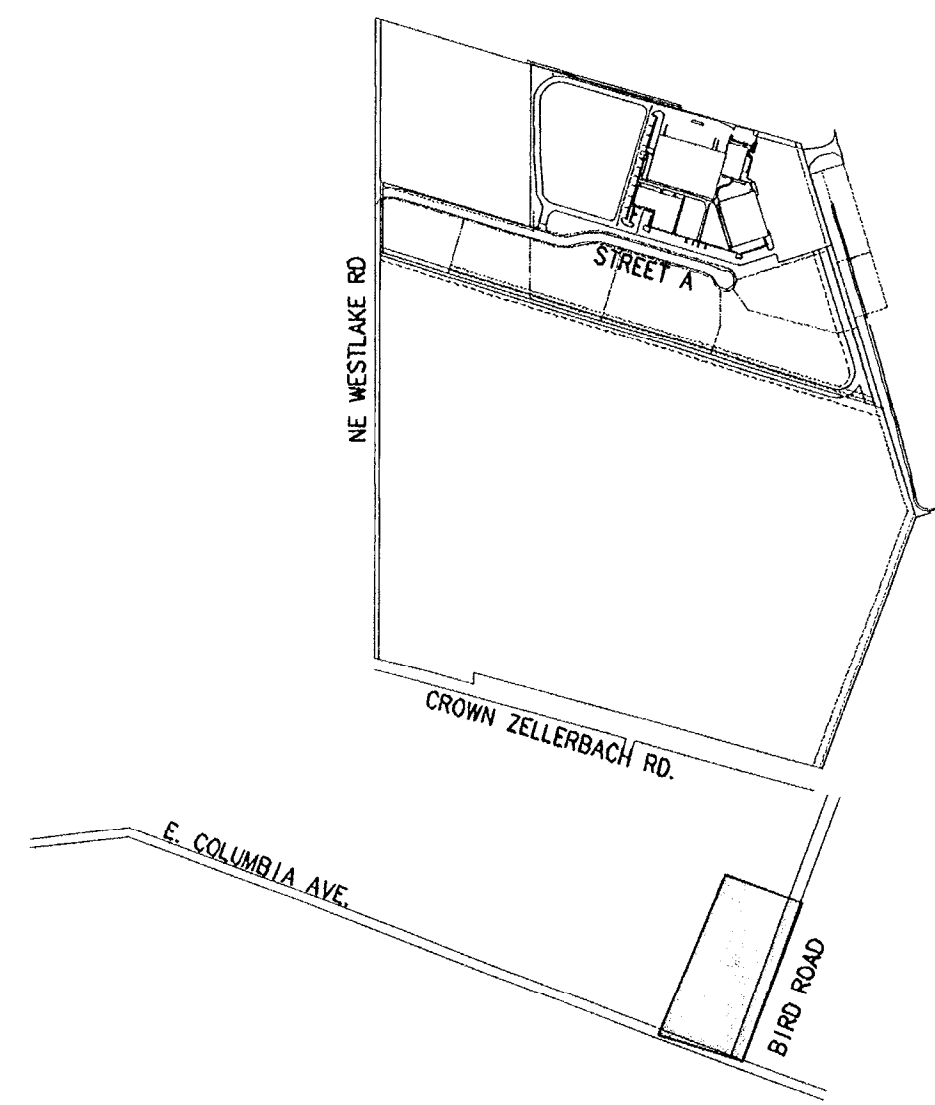
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SS LINE W PLAN STA: 1+00 TO 10+50
 SCALE: 1"=50'



SS LINE "BIRD ROAD" PROFILE STA: 1+00 TO 10+50
 SCALE: HORIZ. 1"=50'
 VERT. 1"=5'



KEY MAP
 NTS

MATCH LINE
 SEE SHEET S1.2

MATCH LINE
 SEE SHEET S1.2

NO.	DATE	BY	REVISION COMMENTS

RECORD DRAWING
 BY: *Brant Foster*
 DATE: 7/16/2007

Permitted design
 drawings stamped
 by:
 Brant S. Foster
 OR. P.E. 51051PE
 EXPIRES 6/6/2008

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 Lake Oswego, OR 97035
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OFF-SITE PUBLIC SANITARY SEWER PLAN & PROFILE
 SS LINE W STA 1+00 TO 10+50



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S1.1

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