

UTILITY INVESTIGATION KEY NOTES

- NOTE DESCRIPTION**
- PER SCOPING INVESTIGATION BY PACIFIC INTERTECH ON 1/23/2023. ADJACENT PROPERTY SANITARY DOES NOT CONNECT TO ONSITE PUBLIC SANITARY MAIN TO BE REMOVED.
 - PER SCOPING INVESTIGATION BY RIVER CITY ON 6/1/2023.

STORM & SANITARY SEWER INFORMATION

<p>STM-1 CATCH BASIN RM 173.79' 15" OUT (E) 170.2'</p> <p>STM-2 CATCH BASIN RM 174.49' TRAP (S)</p> <p>STM-3 CATCH BASIN RM 174.34' TRAP (S)</p> <p>STM-4 CATCH BASIN RM 174.82' 6" (S) 173.1' 6" (W) 172.8' TRAP (E)</p> <p>STM-5 CATCH BASIN RM 174.70' 8" (W) 172.4' 8" (S) 172.4' TRAP (N & E)</p> <p>STM-6 CATCH BASIN RM 174.30' 18" (NE) 171.5' 21" (NW) 171.6' TRAP (S)</p> <p>STM-7 CATCH BASIN RM 173.53' 10" OUT (SE) 170.9'</p> <p>STM-8 MANHOLE RM 174.08' 10" IN (SW) 170.8' 10" IN (SE) 170.7' 12" OUT (SW) 170.6'</p> <p>STM-9 CATCH BASIN RM 173.51' 12" OUT (NW) 170.8'</p>	<p>STM-10 CATCH BASIN RM 175.22' 24" (N) 170.8' 24" OUT (SE) 170.5' 24" OUT (SW) 170.5'</p> <p>STM-11 MANHOLE RM 176.16' TRAP (S)</p> <p>STM-12 SLOTTED DRAIN RM 177.65' TRAP (S)</p> <p>STM-13 VAULT RM 177.89' NOT OUTLET OBSERVED TRAP (N & E)</p> <p>STM-14 VAULT RM 177.89' NOT OUTLET OBSERVED TRAP (N & E)</p> <p>STM-15 MANHOLE RM = 175.77' 10" I.E. IN (NE) = 171.7' 10" I.E. IN (NW) = 171.4' 18" I.E. IN (N) = 170.6' 18" I.E. OUT (S) = 168.8'</p> <p>STM-16 MANHOLE RM = 175.45' 15" I.E. IN (W) = 168.0' 15" I.E. IN (S) = 167.3' (POSSIBLE STUB) 18" (N) PARTIALLY BLOCKED WITH CONCRETE = 167.3' 18" I.E. OUT (E) = 167.1'</p> <p>STM-17 CATCH BASIN RM = 175.30' 15" I.E. IN (SE) = 168.8' 36" I.E. IN (N) = 166.6' 30" I.E. OUT (S) = 166.6'</p>	<p>SAN-1 MANHOLE RM 175.22' 8" (SW) 166.5' 8" OUT (N) 166.4'</p> <p>SAN-2 MANHOLE RM 175.35' 4" (SE) 168.7' 4" (SW) 168.6' 8" (NW) 168.5' 8" OUT (NE) 168.3'</p> <p>SAN-3 GREASE TRAP RM 174.64' BOLTED LID</p> <p>SAN-4 GREASE TRAP RM 174.63' BOLTED LID</p> <p>SAN-5 GREASE TRAP RM 174.58' BOLTED LID</p> <p>SAN-6 MANHOLE RM = 175.60' 8" (N & S) 12" (N) (W) 12" OUT (E) NOT MEASURED DUE TO TRAFFIC CONFLICTS</p>
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LEGEND

DECIDUOUS TREE W/SIZE NOTED		GAS METER	
PINE TREE W/SIZE NOTED		POWER VAULT	
FIRE HYDRANT		ELECTRICAL METER	
FIRE DEPARTMENT CONNECTION		POWER JUNCTION BOX	
WATER METER		POWER TRANSFORMER	
WATER VALVE		STREET LIGHT	
WATER VAULT		PRIVATE LIGHT	
SANITARY SEWER CLEAN OUT		TELEPHONE/TELEVISION VAULT	
SANITARY SEWER MANHOLE		TELEPHONE/TELEVISION JUNCTION BOX	
STORM SEWER CLEAN OUT		TELEPHONE/TELEVISION RISER	
STORM SEWER CATCH BASIN		TELEPHONE MANHOLE	
STORM SEWER MANHOLE		TRAFFIC SIGNAL POLE	
MAILBOX		SIGNAL JUNCTION BOX	
BOLLARD		SIGN	
		FOUND SURVEY MONUMENT	

RIGHT-OF-WAY LINE	
PROPERTY LINE	
CENTERLINE	
CURB	
EXTRUDED CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
POWER LINE	
TELEPHONE LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
TRAFFIC SIGNAL WIRE	
WETLAND BOUNDARY	

NOTES

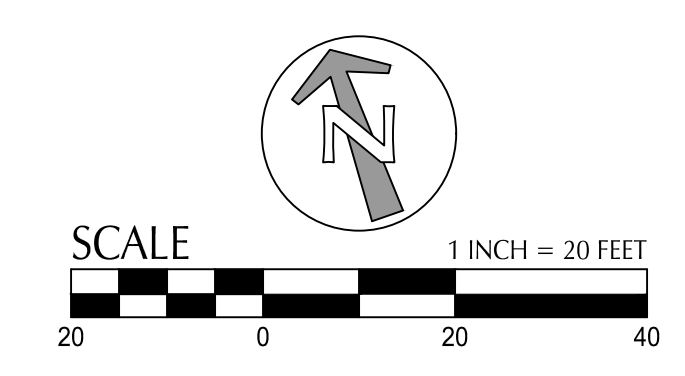
- THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON AUGUST 12, 2022.
- ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 191. IT IS A BRASS DISK SET IN THE SIDEWALK AT THE SOUTHEAST CORNER OF THE BRIDGE ON SW CEDAR HILLS BOULEVARD CROSSING BEAVERTON CREEK. THE BENCHMARK ELEVATION IS 172.55 FEET ON THE NVD 1929 VERTICAL DATUM. THE HORIZONTAL BASIS OF BEARINGS IS ALONG THE NORTHWESTERLY TANGENT CENTERLINE OF SW HALL BOULEVARD PER WASHINGTON COUNTY SURVEY NO. 21,149.
- EASEMENTS ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 22, 2022 AND ORDER NO. 7000-3966747.
- UNDERGROUND UTILITY MARKINGS ARE BASED ON LOCATE TICKET NO. 22198911, 22214673, 22214674 AND 22240279.
- SEVERAL CARBONITE POSTS LABELED AS MARKING A WETLAND EASEMENT WERE OBSERVED ADJACENT TO THE CREEK WHERE SHOWN. OTHERS MAY EXIST BUT THERE IS A THICK BRUSH IN PLACES. THERE IS NO EASEMENT FOR WETLAND PURPOSES DISCLOSED IN THE TITLE REPORT.
- A CITY OF BEAVERTON WATER LINE CROSSES THROUGH THE PROPERTY APPROXIMATELY WHERE SHOWN. THE UTILITY LOCATOR COULD NOT DETERMINE ITS EXACT LOCATION. THERE IS NOT AN EASEMENT FOR THIS USE DISCLOSED IN THE TITLE REPORT.
- UTILITY LOCATE MARKINGS ON THE PROPERTY WERE INCOMPLETE AND ARE MAPPED TO THE EXTENTS AS THEY WERE DEPICTED ON THE GROUND.
- THE SEWER LINES TO THE WEST AND SOUTHWEST OF MANHOLE "SAN-2" ARE BASED ON LOCATE MARKINGS BY OTHERS.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PORTIONS OF LOTS 17 & 18, STEEL'S ADDITION TO BEAVERTON, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST, W.M., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

NORTHWEST SURVEYING, INC.
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR 97006
PH: (503) 848-2127 FAX: (503) 848-2179
EMAIL: nwsurveying@nwsrvy.com



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3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

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REVISION	DATE	REASON FOR ISSUE

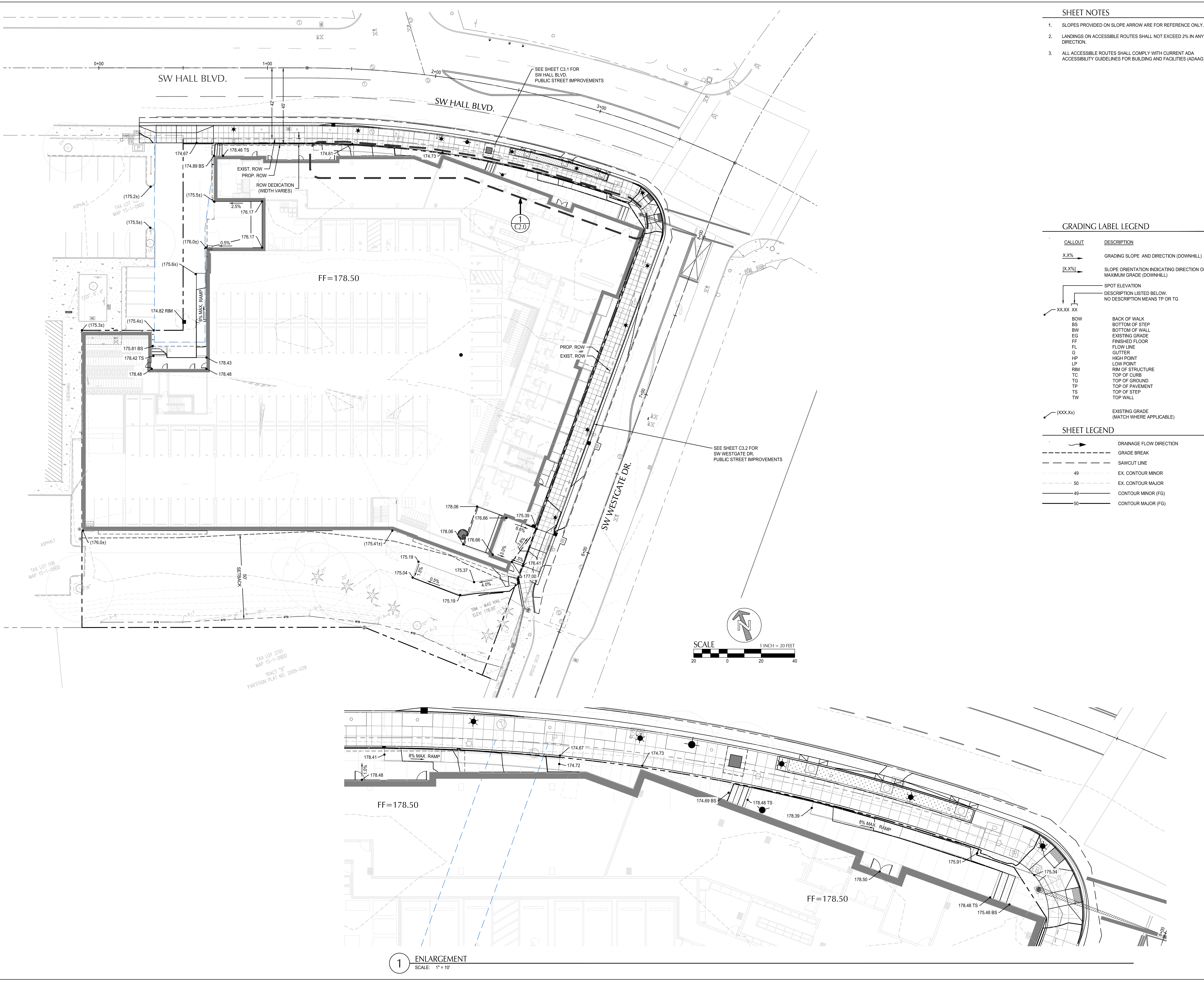
EXISTING CONDITIONS PLAN

SCHEMATIC DESIGN

DATE 01/20/2023	PROJECT NUMBER 221970
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SHEET NUMBER
C0.2

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 Plotted: 9/20/23 at 4:27pm by: T.Lengua



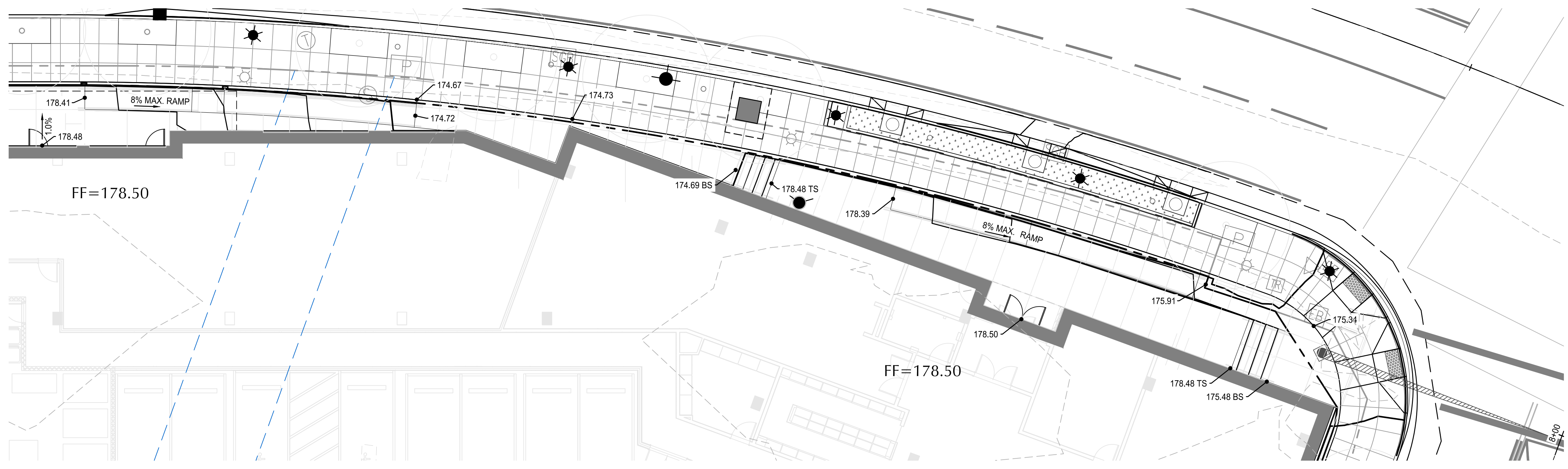
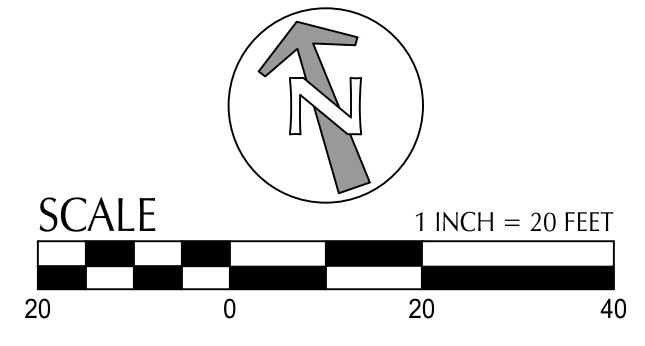
- ### SHEET NOTES
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
 - LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
[X.X%]	SLOPE ORIENTATION INDICATING DIRECTION OF MAXIMUM GRADE (DOWNHILL)
XXXX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TG	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL
(XXX.X)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	SAWCUT LINE
	49 EX. CONTOUR MINOR
	50 EX. CONTOUR MAJOR
	49 CONTOUR MINOR (FG)
	50 CONTOUR MAJOR (FG)



1 ENLARGEMENT
SCALE: 1" = 10'

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REVISION	DATE	REASON FOR ISSUE

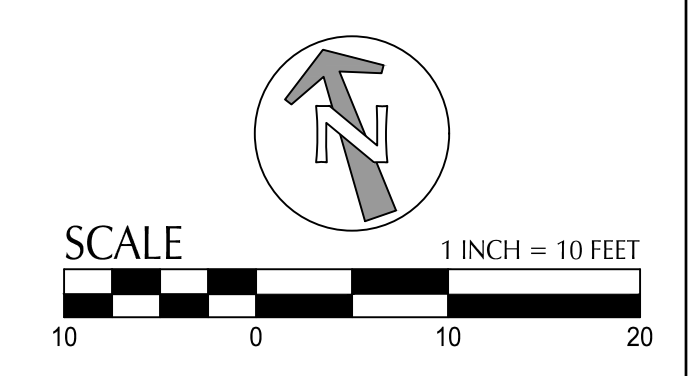
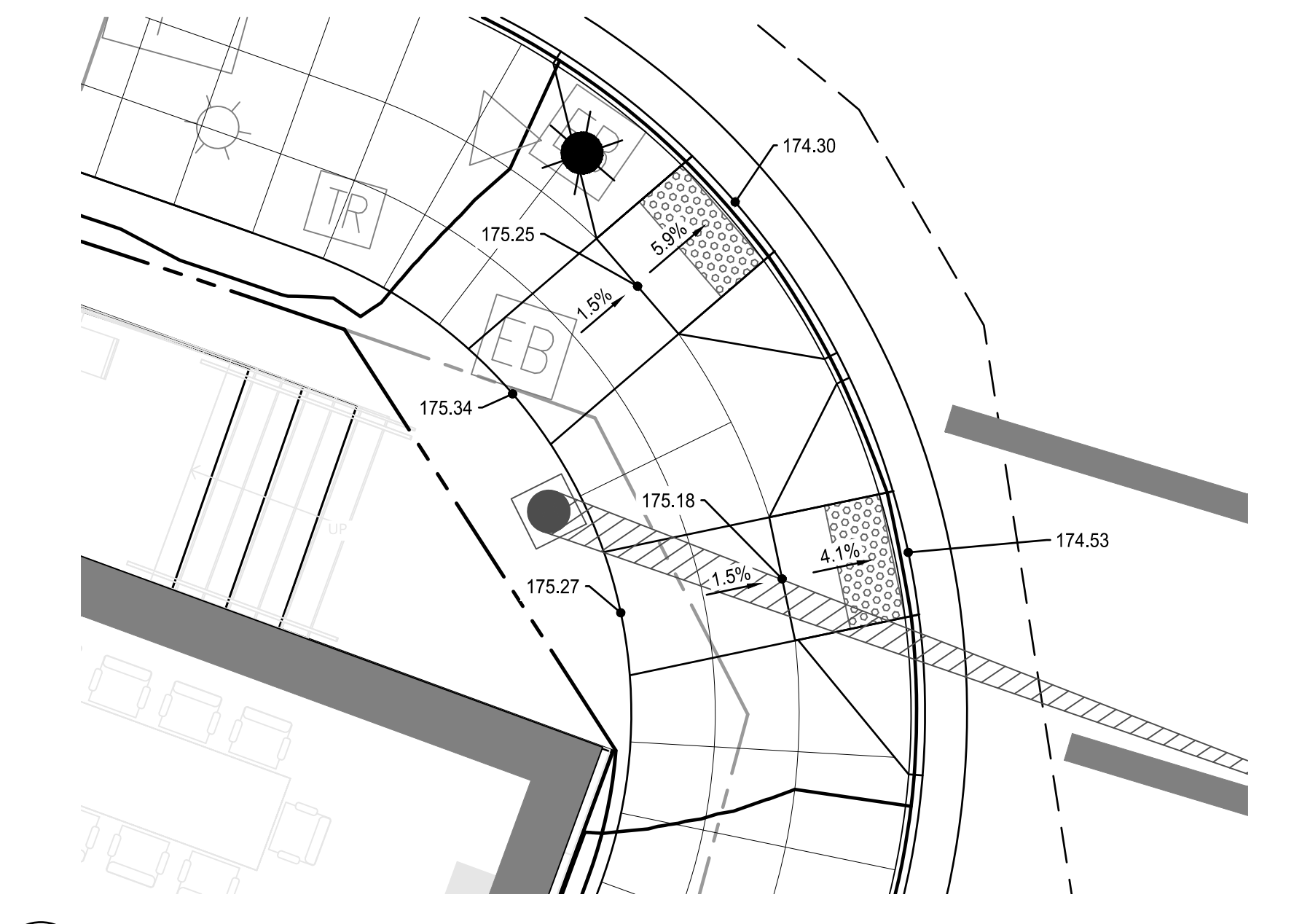
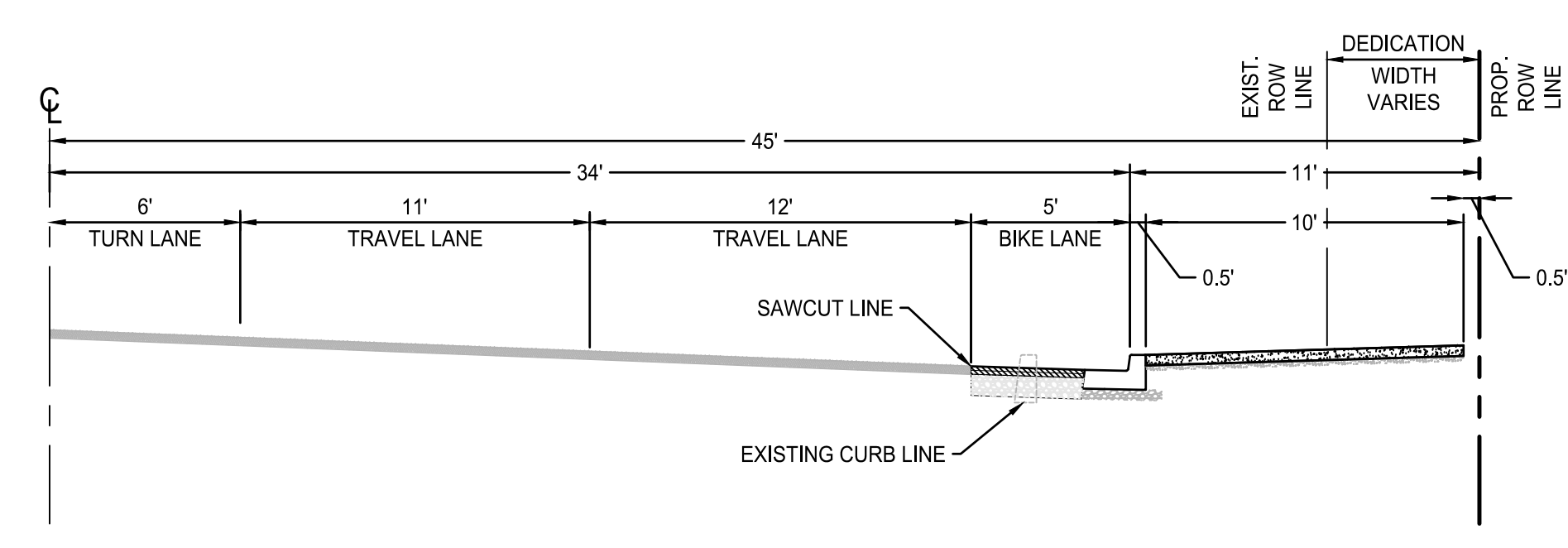
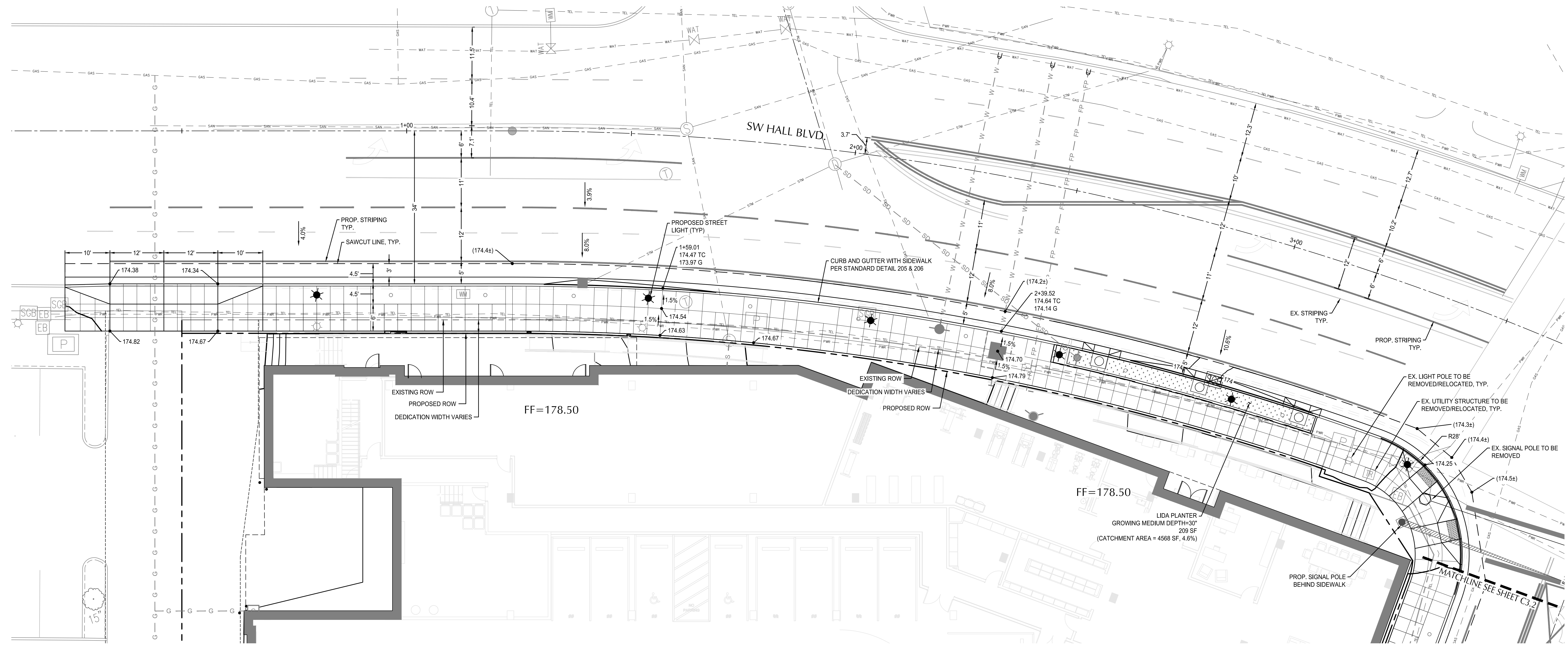
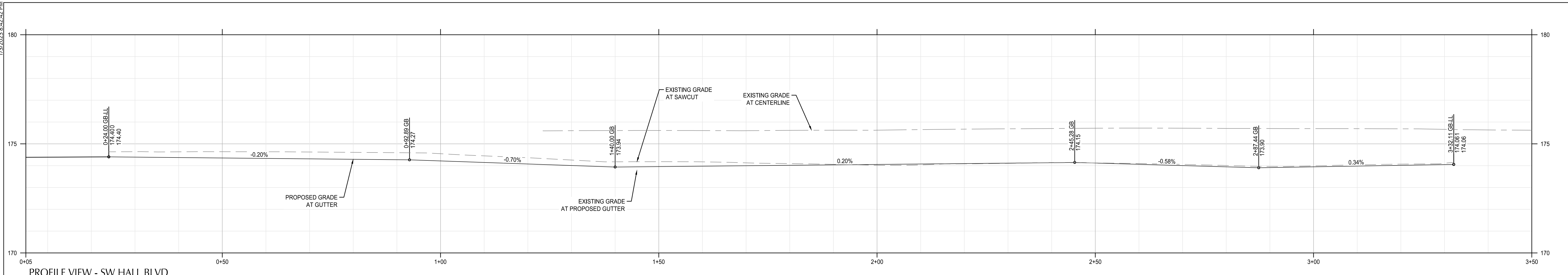
SITE GRADING PLAN

SCHEMATIC DESIGN

DATE	PROJECT NUMBER
01/20/2023	221970

SHEET NUMBER **C2.0**

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 Plotted: 9/20/23 at 4:28pm by: T.Lengate



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REVISION	DATE	REASON FOR ISSUE

PUBLIC STREET IMPROVEMENT PLAN - SW HALL
 SCHEMATIC DESIGN

DATE: 01/20/2023 PROJECT NUMBER: 221970

SHEET NUMBER: **C3.1**

1/20/2023 8:52:52 PM
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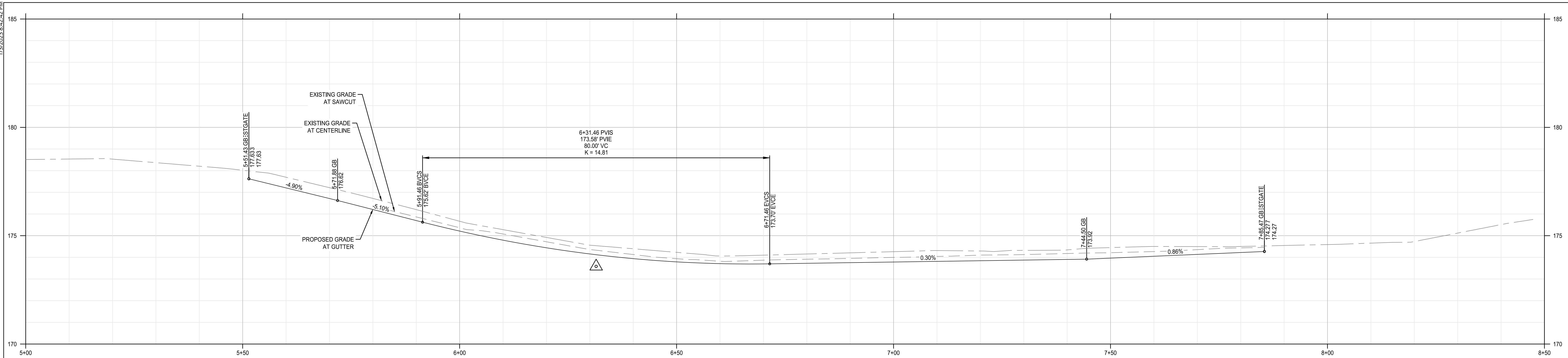
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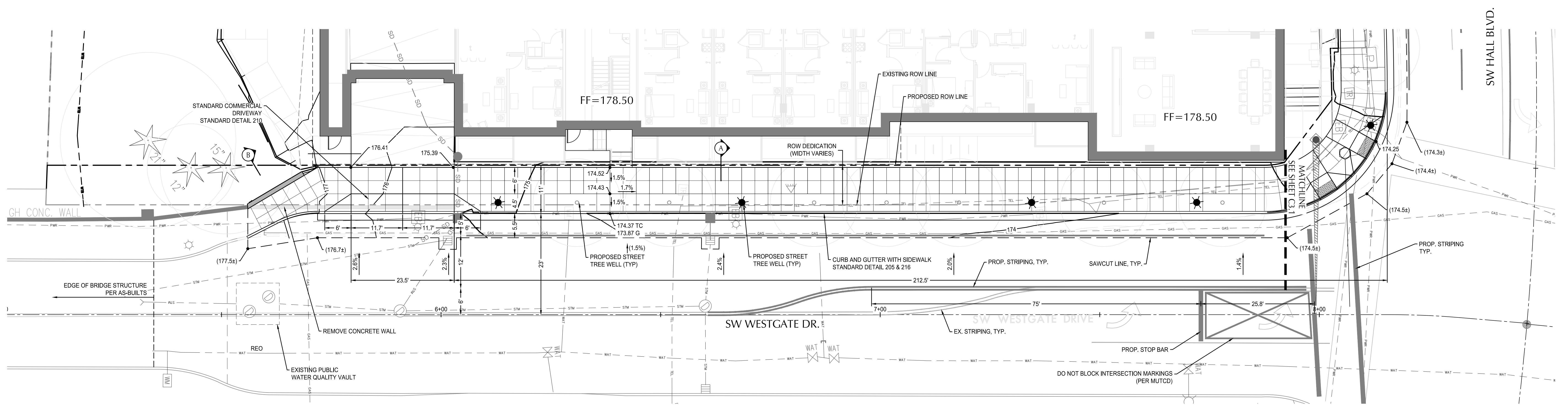
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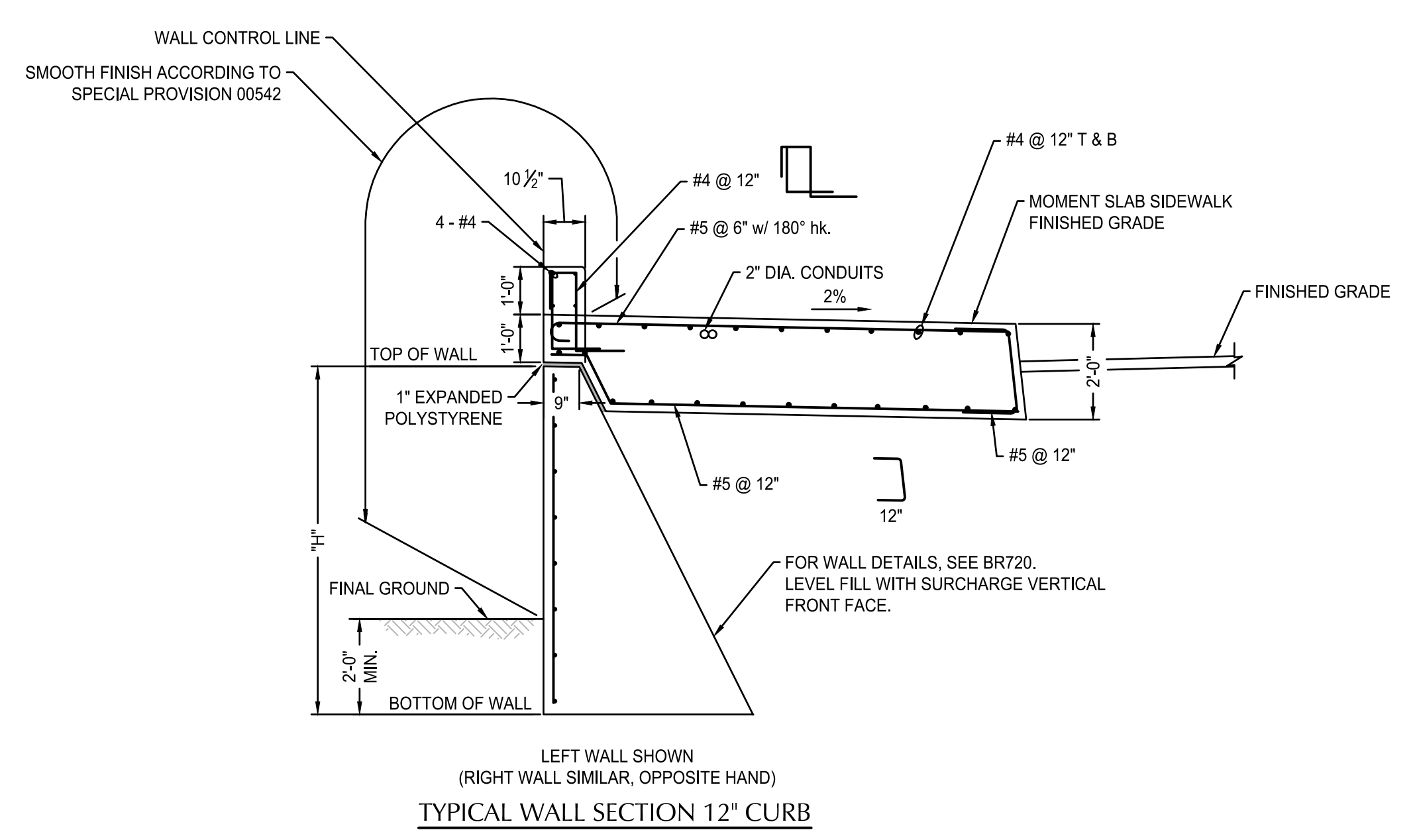
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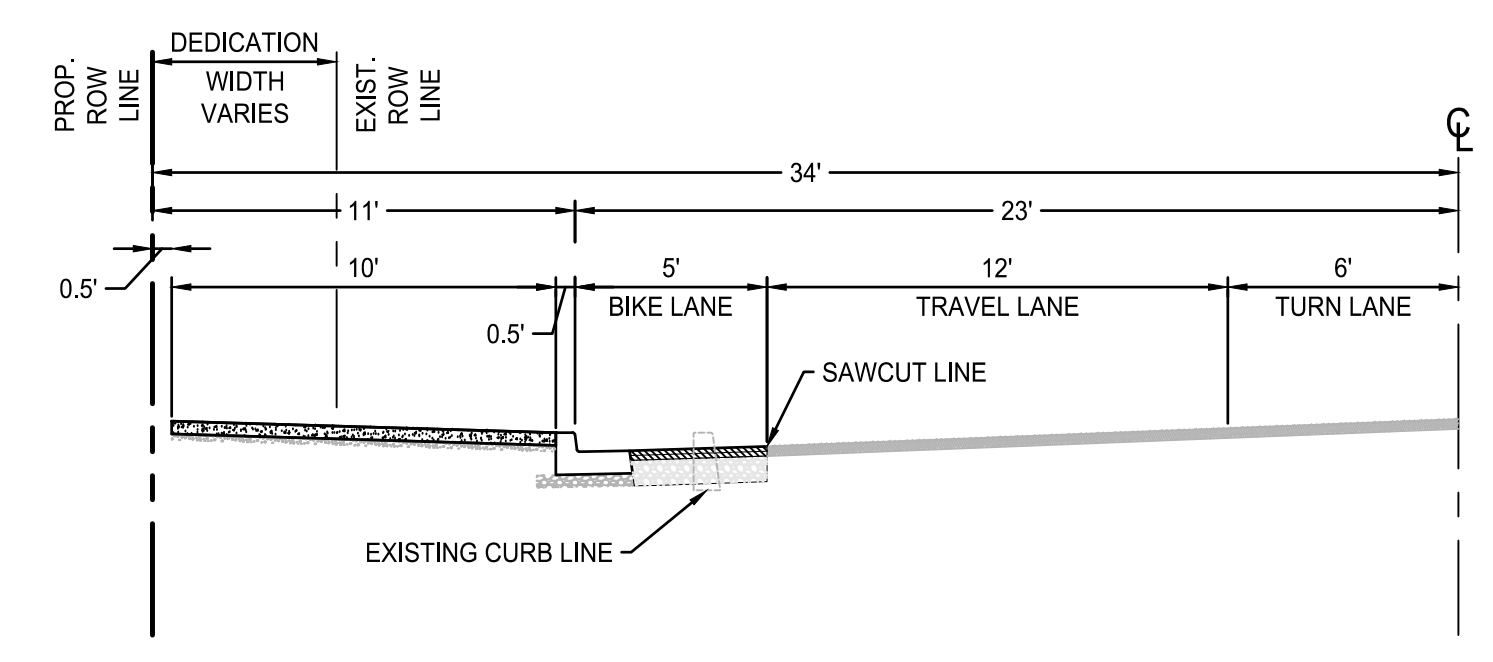
PROFILE VIEW - SW WESTGATE DR.
 SCALE: HORIZ. 1" = 10'
 VERT. 1" = 2'



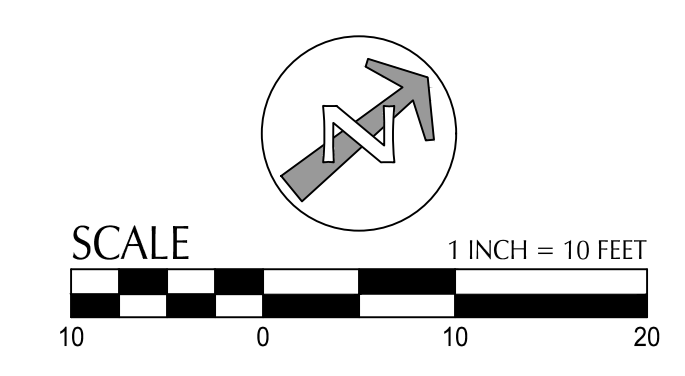
PLAN VIEW - SW WESTGATE DR.
 SCALE: 1" = 10'



TYPICAL WALL SECTION 12" CURB
 SCALE: NTS



TYPICAL SECTION - SW WESTGATE DR.
 SCALE: 1" = 5'



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REVISION	DATE	REASON FOR ISSUE

PUBLIC STREET IMPROVEMENT PLAN - SW WESTGATE
SCHEMATIC DESIGN

DATE: 01/20/2023 PROJECT NUMBER: 221970
 SHEET NUMBER:

C3.2



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REVISION	DATE	REASON FOR ISSUE

UTILITY PLAN

SCHEMATIC DESIGN

DATE	PROJECT NUMBER
01/20/2023	221970

SHEET NUMBER **C4.0**

SHEET NOTES

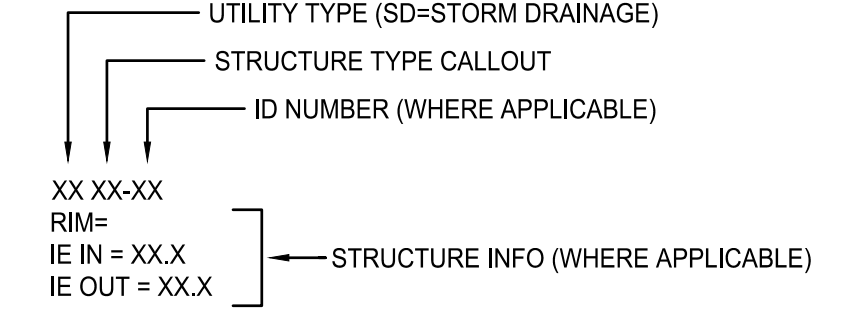
- UTILITIES ON HALL BLVD ARE APPROXIMATED BASED ON AVAILABLE CITY GIS MAPPING. FIELD VERIFY LOCATION AND ELEVATION OF CONNECTION POINTS.
- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C501.
- STATIONS AND OFFSETS SHOWN ON STRUCTURES ARE SHOWN AT CENTER OF STRUCTURE.

UTILITY KEY NOTES

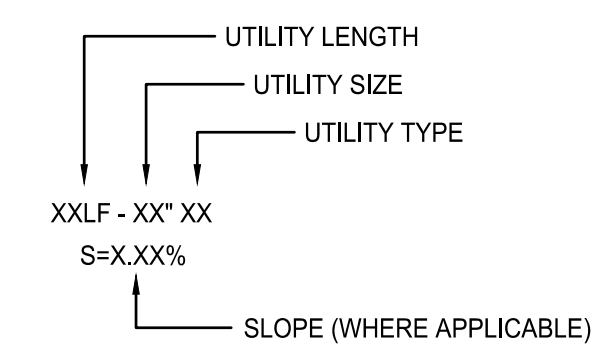
NOTE	DESCRIPTION	DETAIL REF.
1	CONTRACTOR TO COORDINATE WITH NW TO RECONNECT GAS SERVICE TO ADJACENT PROPERTY	1/C4.0
DG	DETENTION GALLERY, COMPOSED OF QUAD HEIGHT R-TANK MODULES	
FP	FIRE PROTECTION STUB FOR BUILDING	
FDC	FIRE DEPARTMENT CONNECTION (FDC), BUILDING MOUNTED	
SD	STORM STUB FOR BUILDING CONNECTION, SEE PLUMBING FOR CONTINUATION	
S	SANITARY STUB FOR BUILDING, SEE PLUMBING FOR CONTINUATION	
SP	CWS STREET SIDE LIDA PLANTER (NO STREET PARKING) WITH C.O.B. MODIFICATIONS	COB DTL NO. 370
W	WATER SERVICE POINT OF CONNECTION	
!!	UTILITY CROSSING, PROVIDE 12" MIN. CLEARANCE, U.N.O.	

UTILITY LABEL LEGEND

STRUCTURE LABEL

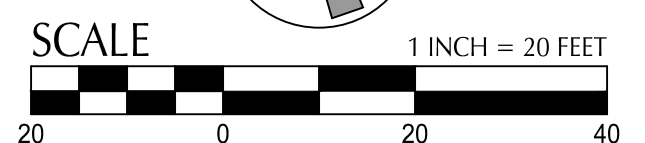
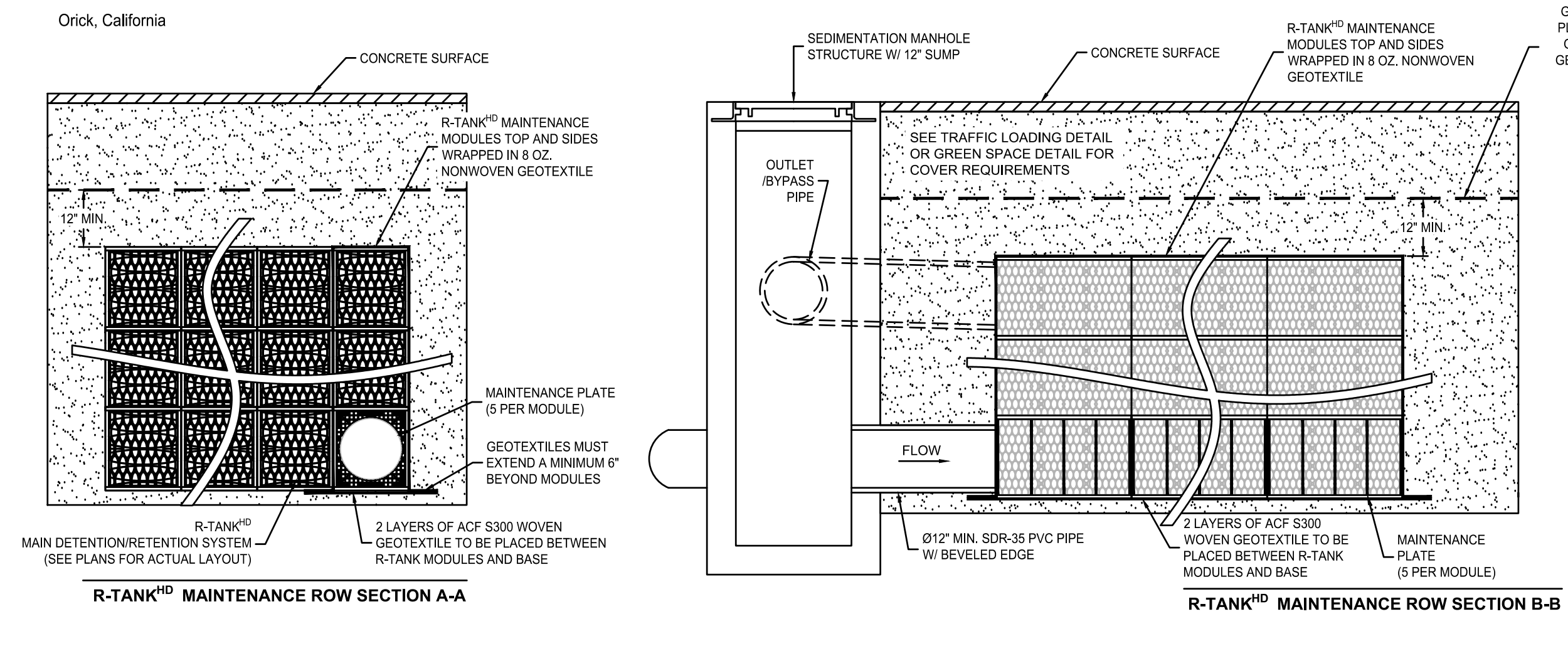
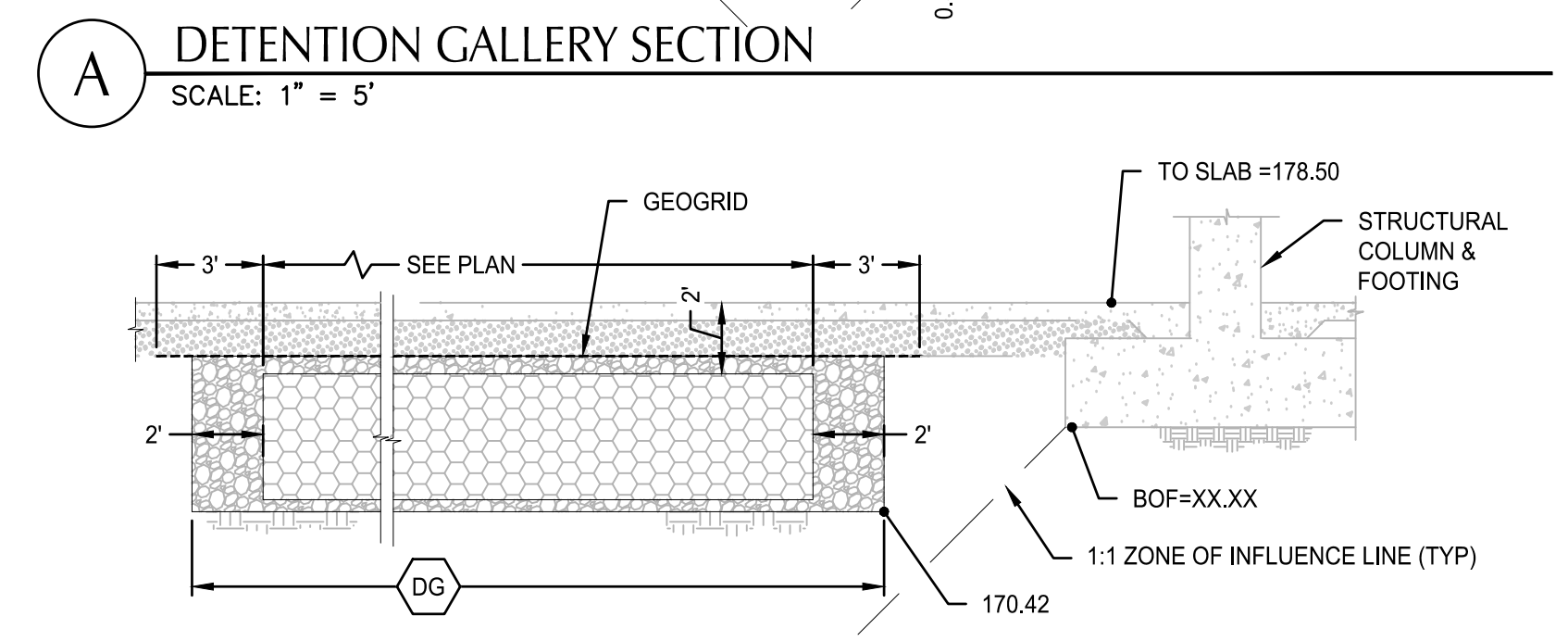
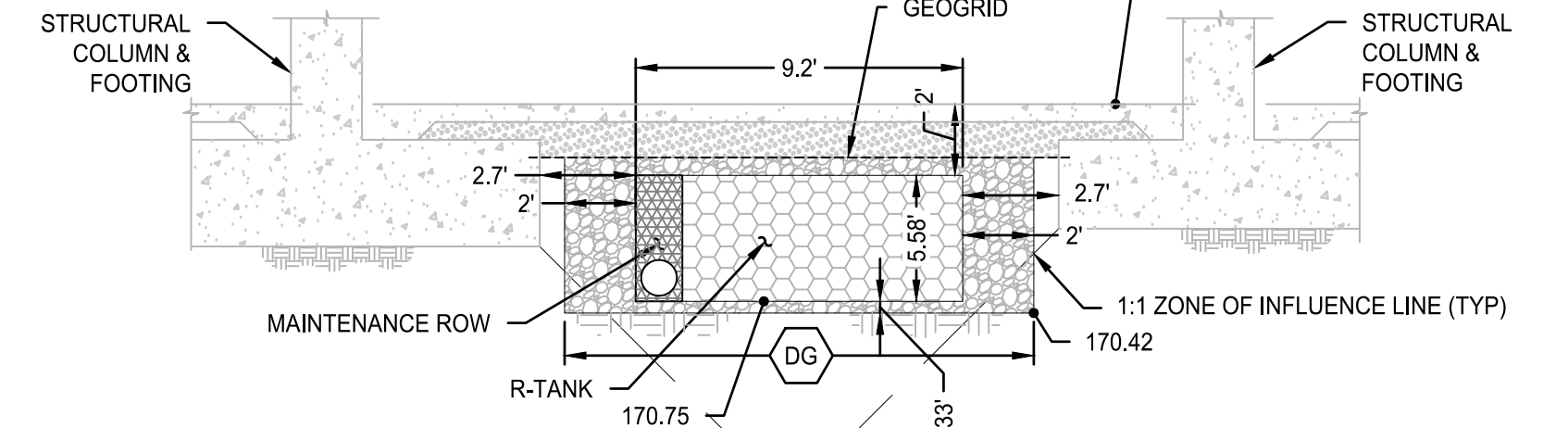
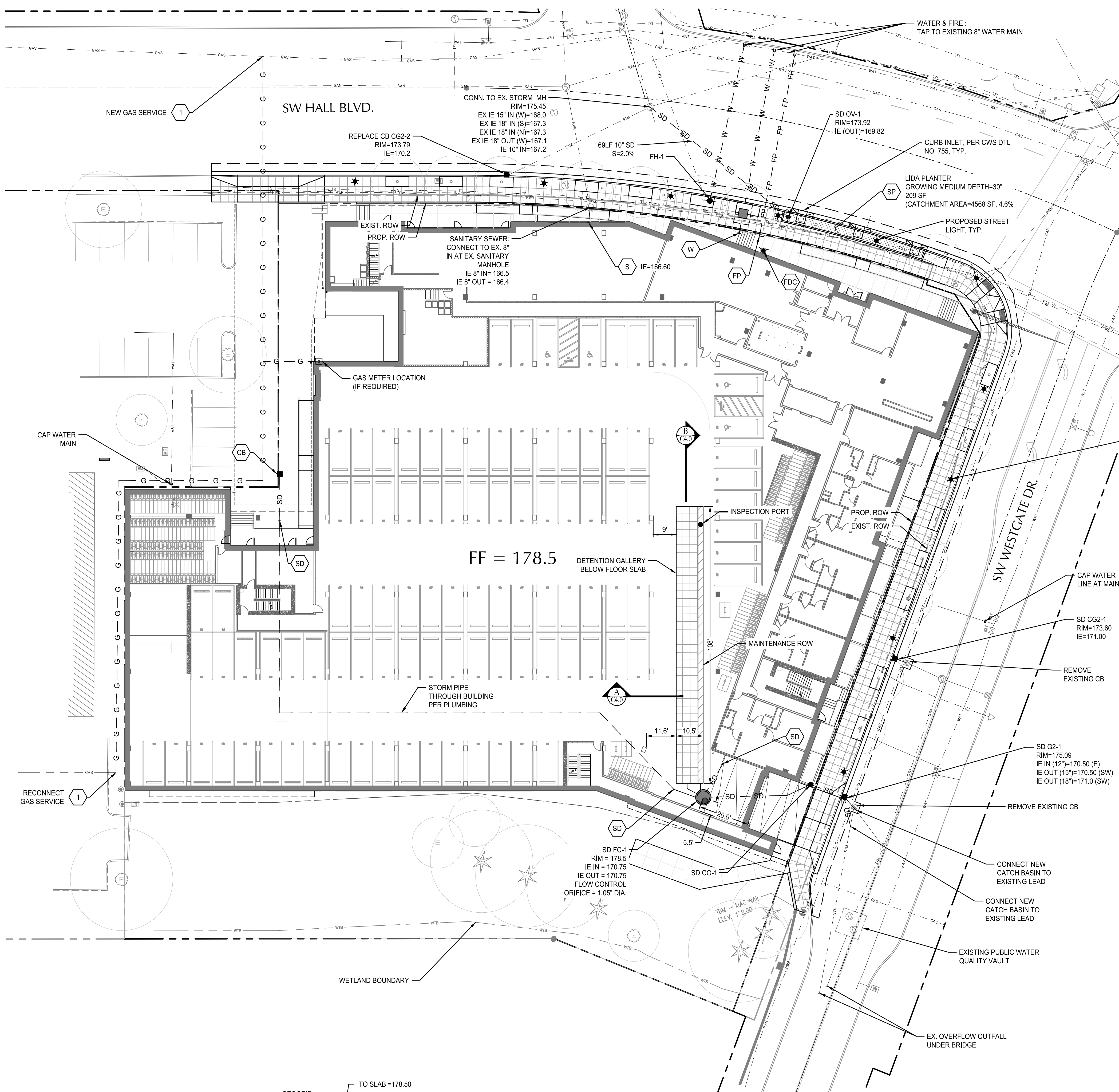
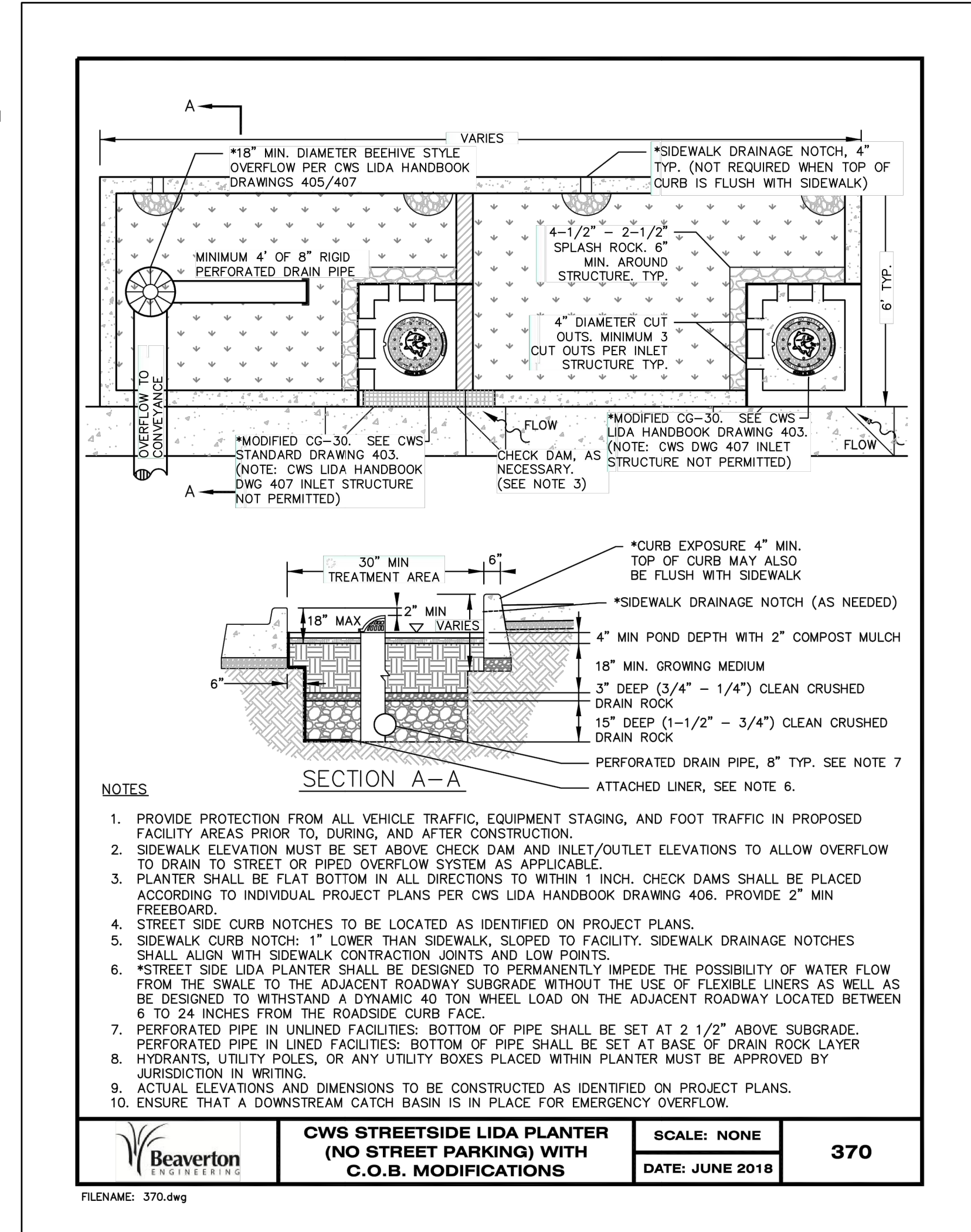


PIPE LABEL



STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
45BND	45DEG BEND	X/C501
BWV	BACKWATER VALVE	X/C501
CB	CATCH BASIN	RD366/C501
CG-2	ODOT CONCRETE INLET TYPE CG-2	RD364/C501
G-2	ODOT CONCRETE INLET TYPE G-2	RD364/C501
CO	CLEANOUT TO GRADE	X/C501
DS	DOWNSPOUT	X/C501
FC	FLOW CONTROL MANHOLE	X/C501
FDC	FIRE DEPARTMENT CONNECTION	X/C501
FH	FIRE HYDRANT	X/C501
MH	MANHOLE	X/C501
SED	SEDIMENTATION MANHOLE	X/C501
OV	OVERFLOW INLET	CWS DWG NO. 760



File: \\nlp\proj\10\4\projects\2022\22003047-westgate-hall-mixed-use\CAO\PILOT22347-40-UT.dwg TAB C4.0
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