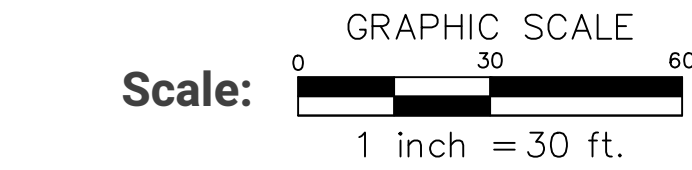
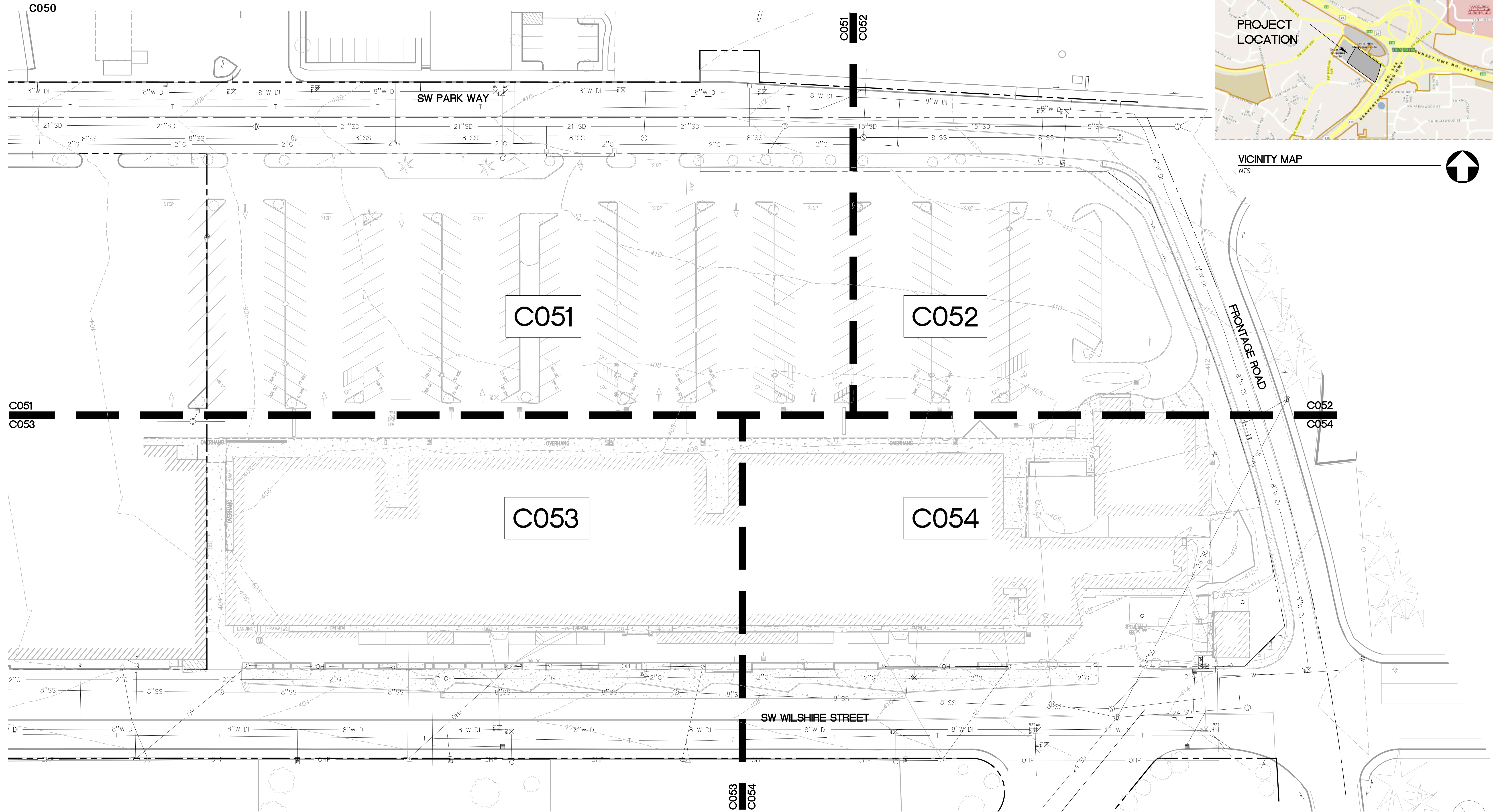


Received  
Planning Division  
07/24/2024

# EXISTING CONDITIONS PLAN - OVERALL



VICINITY MAP  
NTS



EXISTING CONDITIONS PLAN - OVERALL  
SCALE: 1"=30'



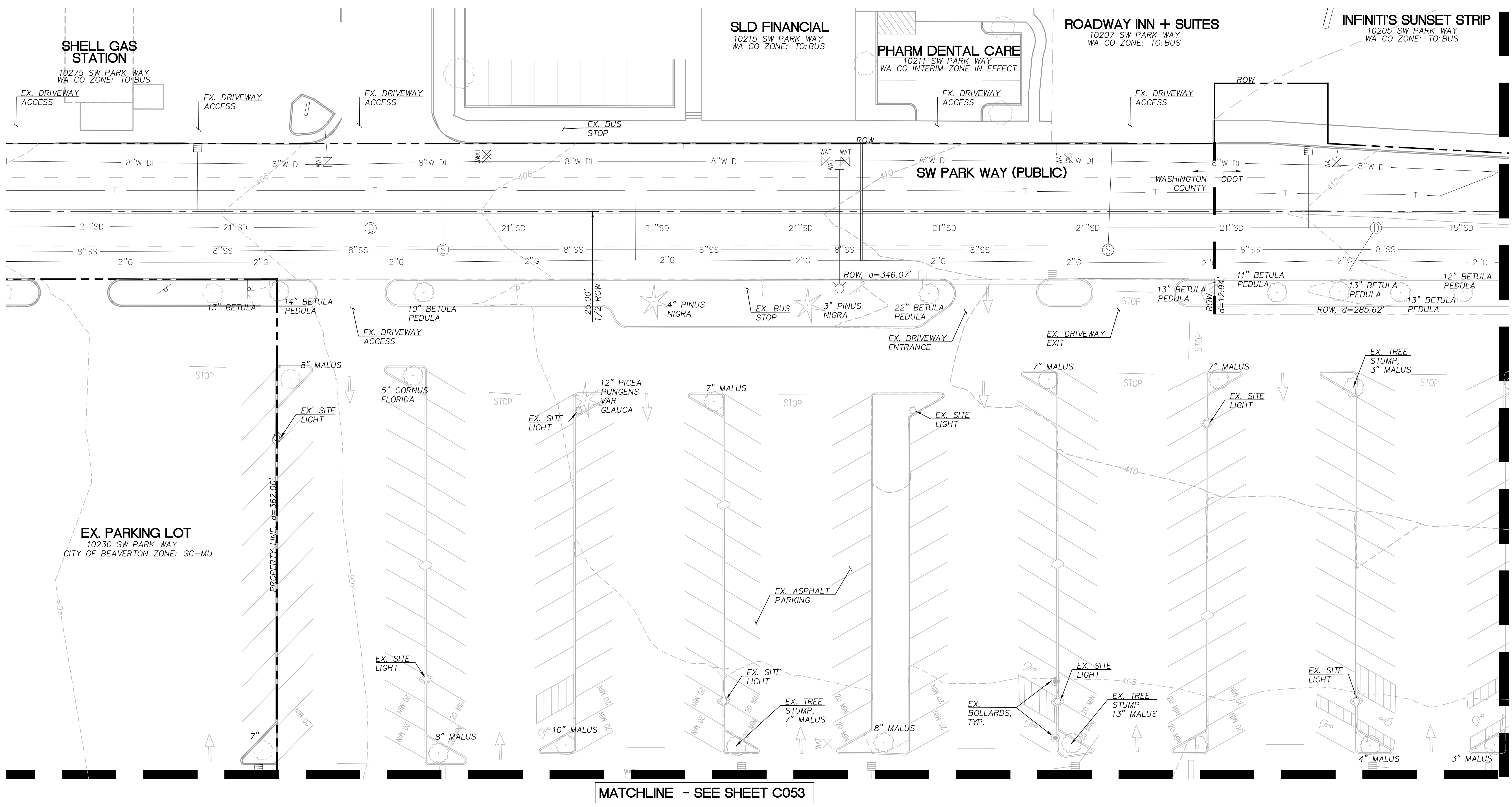


# EXISTING CONDITIONS PLAN - NORTHWEST

C051

SYMBOL	DESCRIPTION
OH	EXISTING OVERHEAD POWER
G	EXISTING NATURAL GAS LINE
T	EXISTING TELECOM
8"W DI	EXISTING WATER LINE
15"SD	EXISTING STORM
8"SS	EXISTING SANITARY
410	EXISTING CONTOUR
⊕	EXISTING FIRE HYDRANT
WAT	EXISTING WATER VALVE
⊞	EXISTING STORM INLET
⊕	EXISTING STORM MANHOLE
⊕	EXISTING SANITARY MANHOLE
⊞	EXISTING GAS VALVE
⊞	EXISTING UTILITY POLE
⊞	EXISTING GUY WIRE
⊞	EXISTING SITE LIGHTS
⊞	EXISTING SIGNS
⊞	EXISTING FLAG POLE
⊞	EXISTING BOLLARDS
⊞	EXISTING TREES

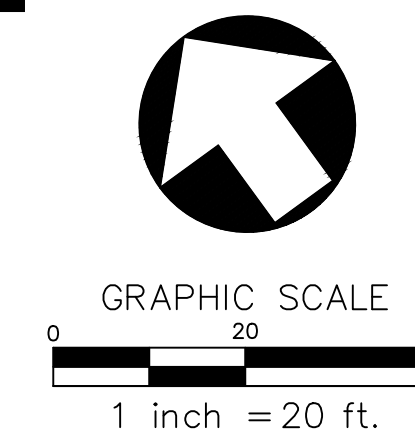
- SHEET NOTES**
- TOTAL EXISTING SITE AREA = 252,954 SF
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - THE FOLLOWING EXISTING CROSS LOT ACCESS, INGRESS, EGRESS, AND PARKING BLANKET EASEMENTS ARE TO BE TERMINATED BY MERGER AT CLOSING:  
 ALTA FOR SUBJECT PROPERTY:  
 #10 2006-086540  
 #11 2006-086541  
 #12 2006-086542  
 ALTA FOR ADJACENT PROPERTY:  
 #10 2006-086539  
 #11 2006-086540  
 #12 2006-086541  
 #13 2006-086542



MATCHLINE - SEE SHEET C052

MATCHLINE - SEE SHEET C053

Scale:

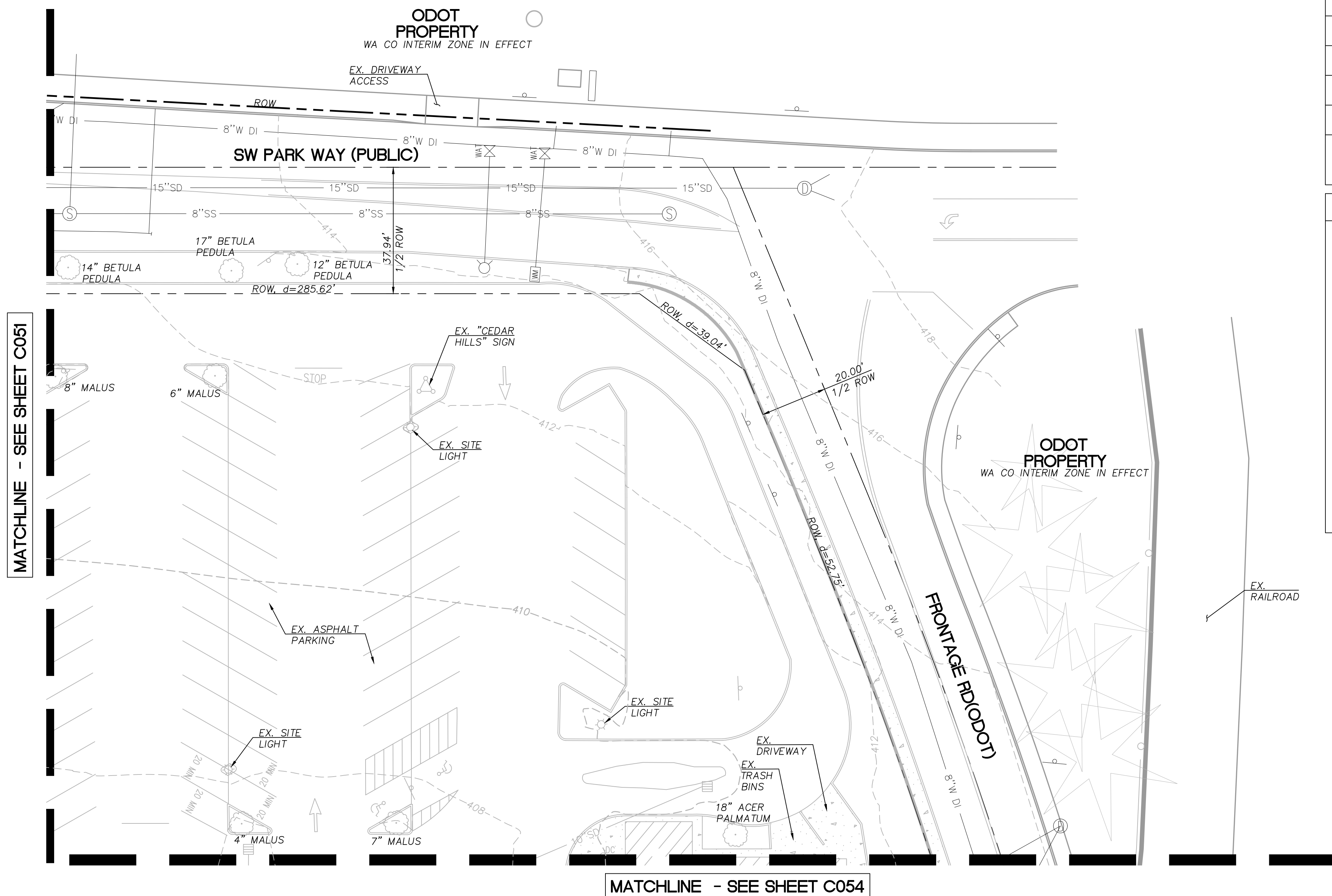


# EXISTING CONDITIONS PLAN - NORTHEAST

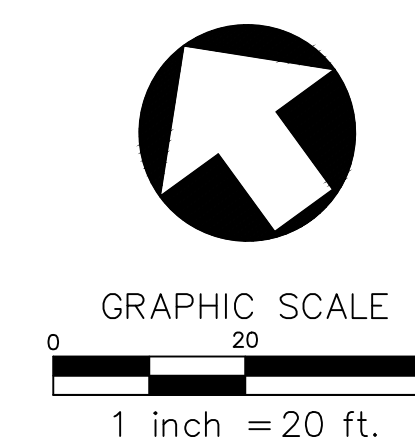
C052

SYMBOL	DESCRIPTION
OH	EXISTING OVERHEAD POWER
G	EXISTING NATURAL GAS LINE
T	EXISTING TELECOM
8"W DI	EXISTING WATER LINE
15"SD	EXISTING STORM
8"SS	EXISTING SANITARY
-410-	EXISTING CONTOUR
⊙	EXISTING FIRE HYDRANT
WAT	EXISTING WATER VALVE
WM	EXISTING WATER METER
⊕	EXISTING STORM DOWNSPOUTS
⊞	EXISTING STORM INLET
⊕	EXISTING STORM MANHOLE
⊕	EXISTING SANITARY MANHOLE
⊙	EXISTING SITE LIGHTS
⊞	EXISTING SIGNS
⊙	EXISTING TREES

- SHEET NOTES**
- TOTAL EXISTING SITE AREA = 252,954 SF
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - THE FOLLOWING EXISTING CROSS LOT ACCESS, INGRESS, EGRESS, AND PARKING BLANKET EASEMENTS ARE TO BE TERMINATED BY MERGER AT CLOSING:  
 ALTA FOR SUBJECT PROPERTY:  
 #10 2006-086540  
 #11 2006-086541  
 #12 2006-086542  
 ALTA FOR ADJACENT PROPERTY:  
 #10 2006-086539  
 #11 2006-086540  
 #12 2006-086541  
 #13 2006-086542



Scale:

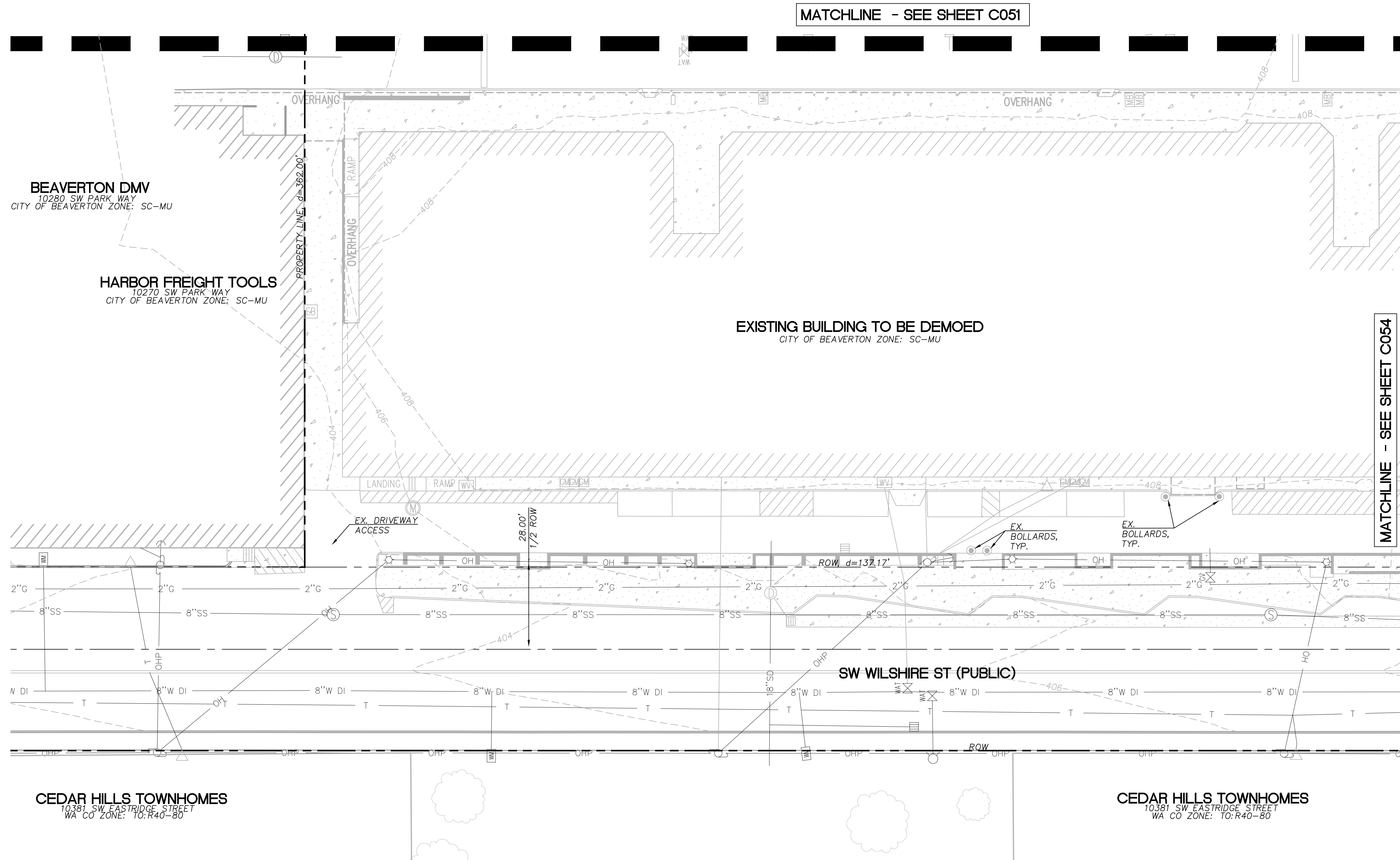


PROJECT NORTH



# EXISTING CONDITIONS PLAN - SOUTHWEST

C053



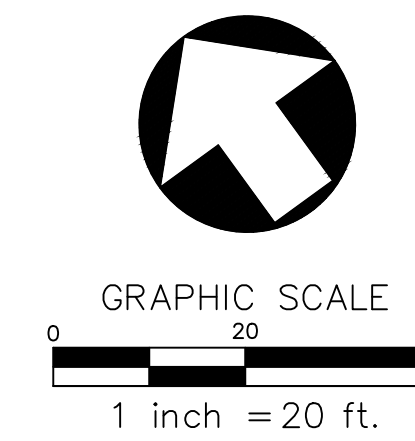
## SHEET LEGEND

SYMBOL	DESCRIPTION
OH	EXISTING OVERHEAD POWER
G	EXISTING NATURAL GAS LINE
T	EXISTING TELECOM
8"W DI	EXISTING WATER LINE
15"SD	EXISTING STORM
8"SS	EXISTING SANITARY
-410-	EXISTING CONTOUR
⊙	EXISTING FIRE HYDRANT
WAT	EXISTING WATER VALVE
WM	EXISTING WATER METER
WV	EXISTING WATER VAULT
M	EXISTING MONITORING WELLS
⊞	EXISTING STORM INLET
⊕	EXISTING STORM MANHOLE
⊙	EXISTING SANITARY MANHOLE
⊙	EXISTING GAS VALVE
EM	EXISTING GAS METER
EM	EXISTING ELECTRICAL METER
△	EX. TELEPHONE JUNCTION BOX
EB	EXISTING POWER JUNCTION BOX
⊙	EXISTING UTILITY POLE
←	EXISTING GUY WIRE
☆	EXISTING SITE LIGHTS
MB	EXISTING MAILBOX
⊙	EXISTING BOLLARDS
⊙	EXISTING TREES

## SHEET NOTES

- TOTAL EXISTING SITE AREA = 252,954 SF
- SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
- PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
- NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
- THE FOLLOWING EXISTING CROSS LOT ACCESS, INGRESS, EGRESS, AND PARKING BLANKET EASEMENTS ARE TO BE TERMINATED BY MERGER AT CLOSING:  
 ALTA FOR SUBJECT PROPERTY:  
 #10 2006-086540  
 #11 2006-086541  
 #12 2006-086542  
 ALTA FOR ADJACENT PROPERTY:  
 #10 2006-086539  
 #11 2006-086540  
 #12 2006-086541  
 #13 2006-086542

Scale:

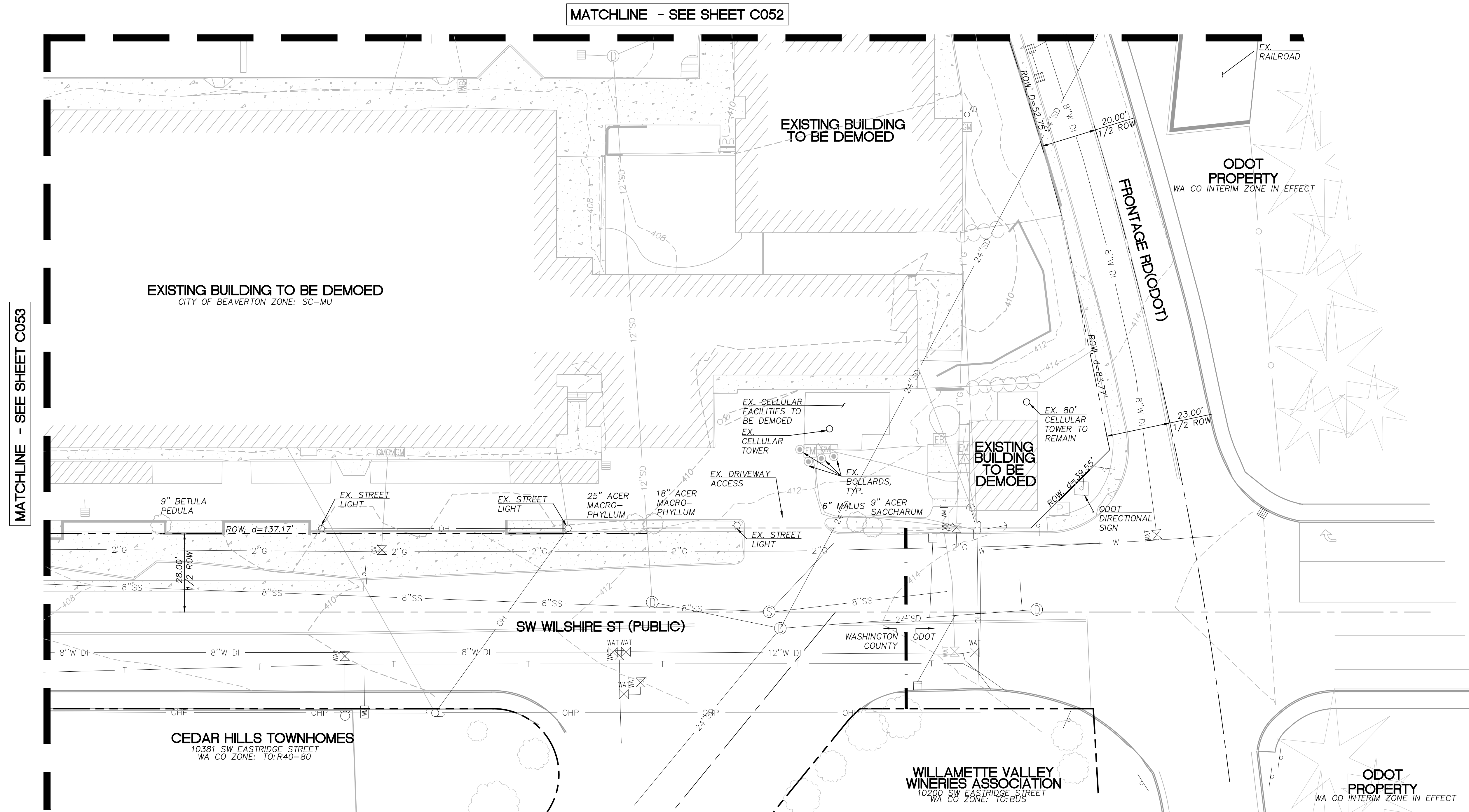




# EXISTING CONDITIONS PLAN - SOUTHEAST

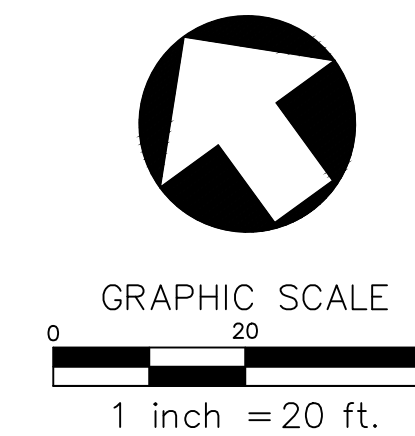
C054

SHEET LEGEND	
SYMBOL	DESCRIPTION
OH	EXISTING OVERHEAD POWER
G	EXISTING NATURAL GAS LINE
T	EXISTING TELECOM
8"W DI	EXISTING WATER LINE
15"SD	EXISTING STORM
8"SS	EXISTING SANITARY
410	EXISTING CONTOUR
⊕	EXISTING FIRE HYDRANT
WAT	EXISTING WATER VALVE
WM	EXISTING WATER METER
AD	EXISTING AREA DRAIN
DC	EXISTING STORM DOWNSPOUTS
⊞	EXISTING STORM INLET
⊕	EXISTING STORM MANHOLE
⊕	EXISTING SANITARY MANHOLE
⊕	EXISTING GAS VALVE
⊕	EXISTING GAS METER
⊕	EXISTING ELECTRICAL METER
P	EXISTING POWER VAULT
△	EX. TELEPHONE JUNCTION BOX
⊕	EXISTING POWER JUNCTION BOX
⊕	EXISTING UTILITY POLE
⊕	EXISTING GUY WIRE
⊕	EXISTING SITE LIGHTS
MB	EXISTING MAILBOX
⊕	EXISTING BIKE RACK
⊕	EXISTING BOLLARDS
⊕	EXISTING TREES



- SHEET NOTES**
- TOTAL EXISTING SITE AREA = 252,954 SF
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - THE FOLLOWING EXISTING CROSS LOT ACCESS, INGRESS, EGRESS, AND PARKING BLANKET EASEMENTS ARE TO BE TERMINATED BY MERGER AT CLOSING:  
ALTA FOR SUBJECT PROPERTY:  
#10 2006-086540  
#11 2006-086541  
#12 2006-086542  
ALTA FOR ADJACENT PROPERTY:  
#10 2006-086539  
#11 2006-086540  
#12 2006-086541  
#13 2006-086542

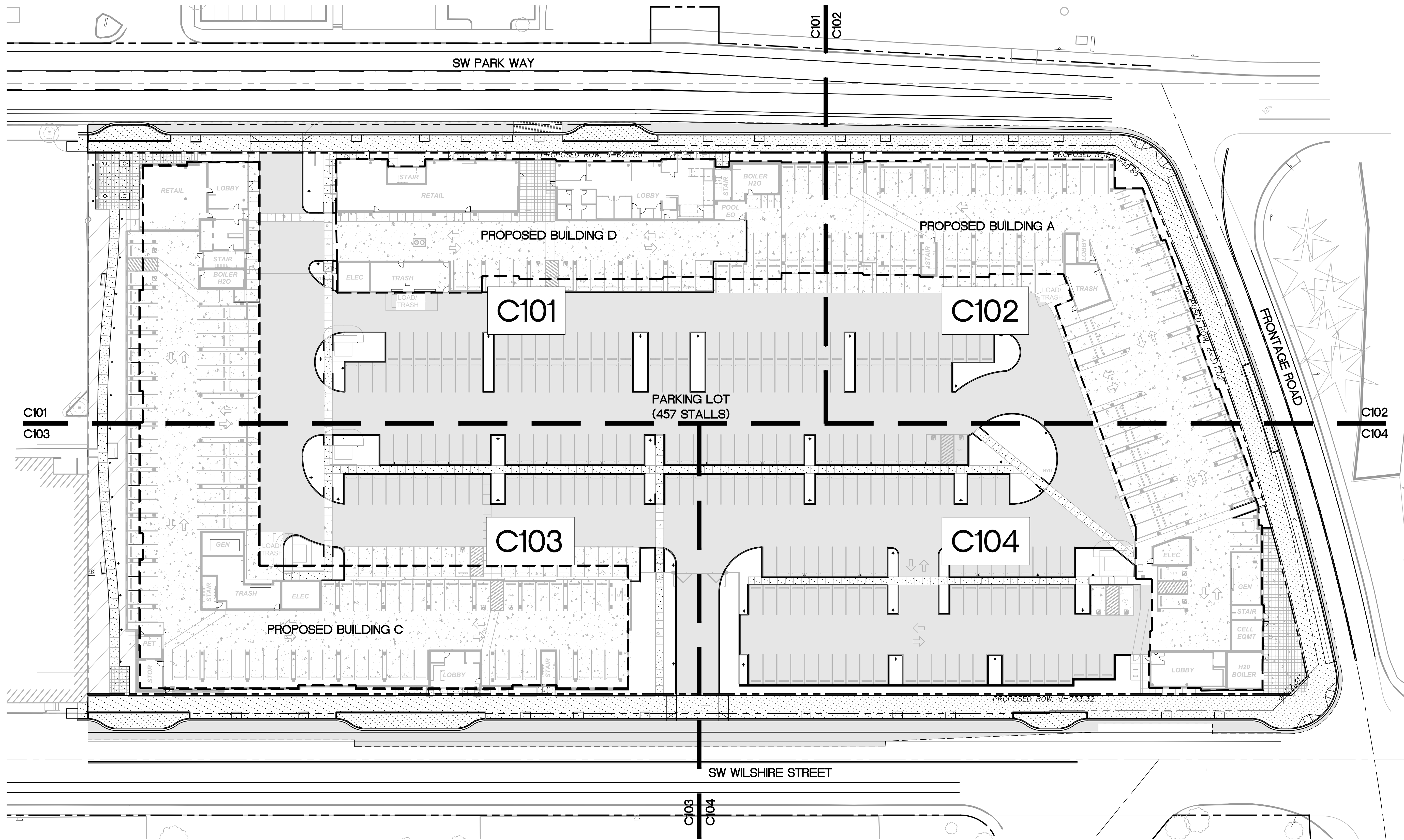
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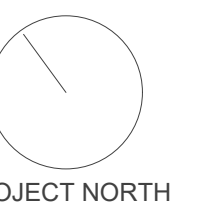
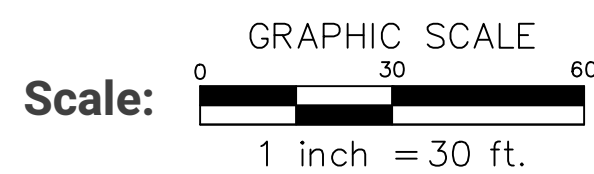


# LAYOUT AND PAVING PLAN - OVERALL

C100



LAYOUT AND PAVING PLAN - OVERALL  
SCALE: 1"=30'



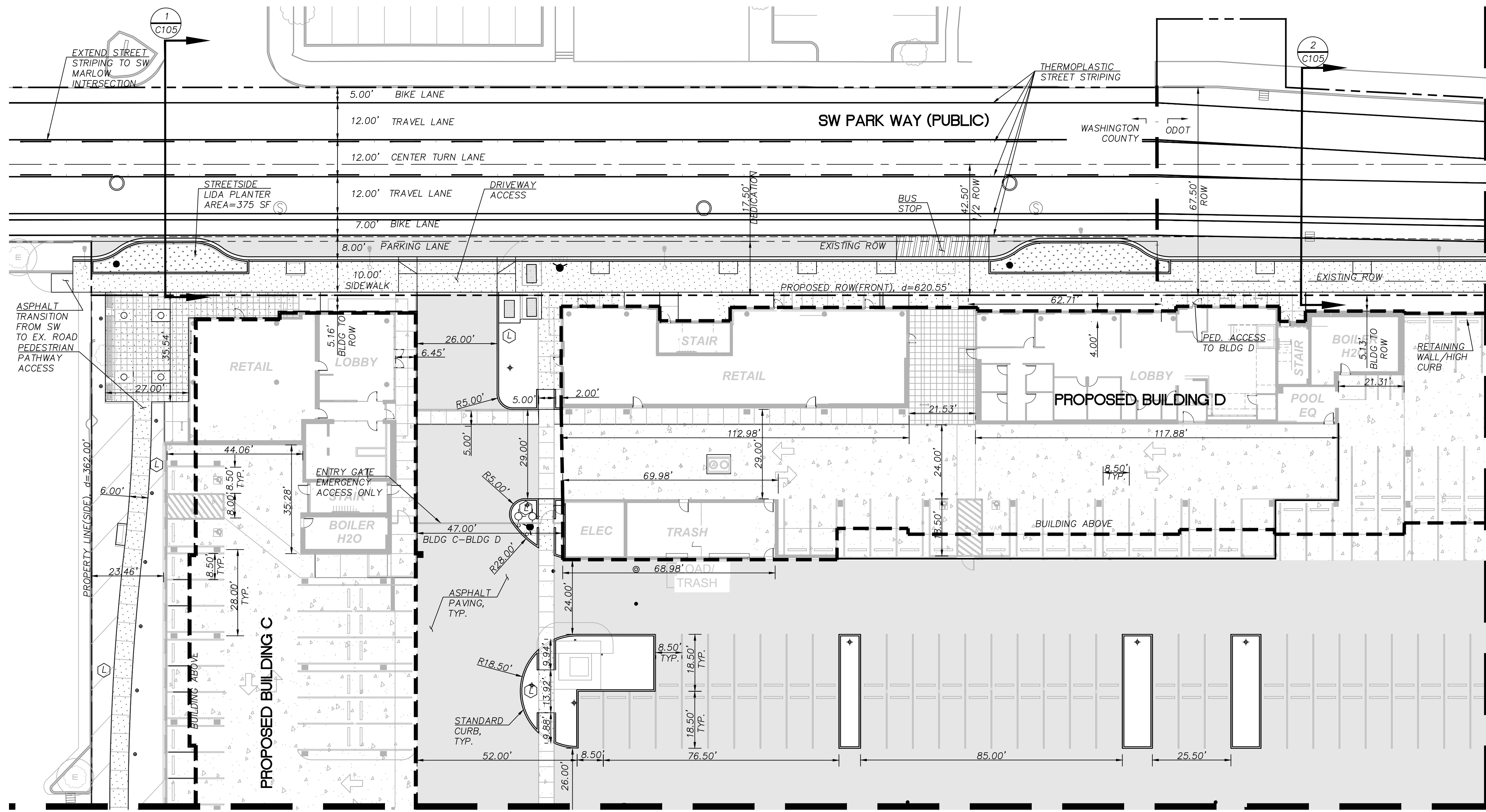


# LAYOUT AND PAVING PLAN - NORTHWEST

C101

SYMBOL	DESCRIPTION
	CONCRETE SIDEWALK
	ASPHALT PAVING
	HEAVY CONCRETE PAVING
	STREETSIDE LIDA PLANTER
	RETAINING WALL
	STANDARD CURB
	SAWCUT
	LANDSCAPING

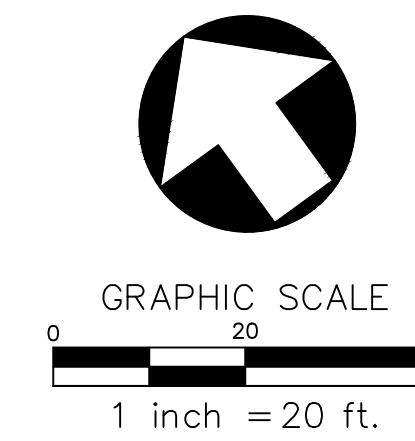
- SHEET NOTES**
- TOTAL PROPOSED SITE AREA = 238,224 SF
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - SEPARATE ADDRESSES WILL BE ASSIGNED TO EACH BUILDING.



MATCHLINE - SEE SHEET C102

MATCHLINE - SEE SHEET C103

Scale:



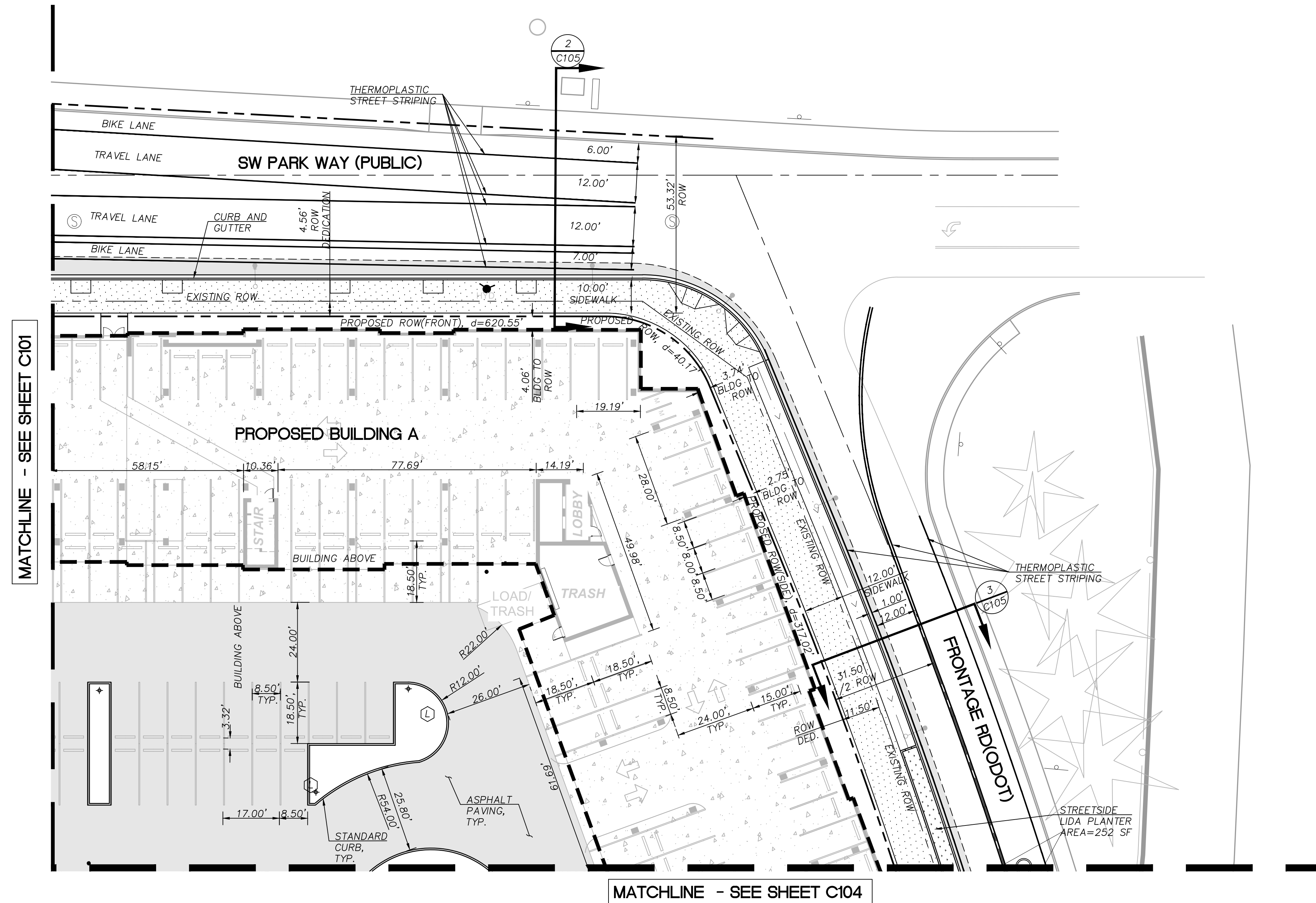


# LAYOUT AND PAVING PLAN - NORTHEAST

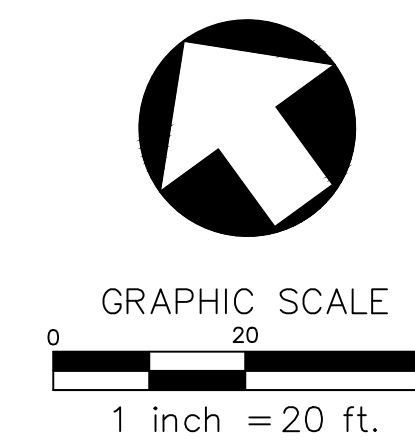
C102

SYMBOL	DESCRIPTION
	CONCRETE SIDEWALK
	ASPHALT PAVING
	HEAVY CONCRETE PAVING
	STREETSIDE LIDA PLANTER
	RETAINING WALL
	STANDARD CURB
	SAWCUT
	LANDSCAPING

- SHEET NOTES**
- TOTAL PROPOSED SITE AREA = 238,224 SF
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - SEPARATE ADDRESSES WILL BE ASSIGNED TO EACH BUILDING.



Scale:



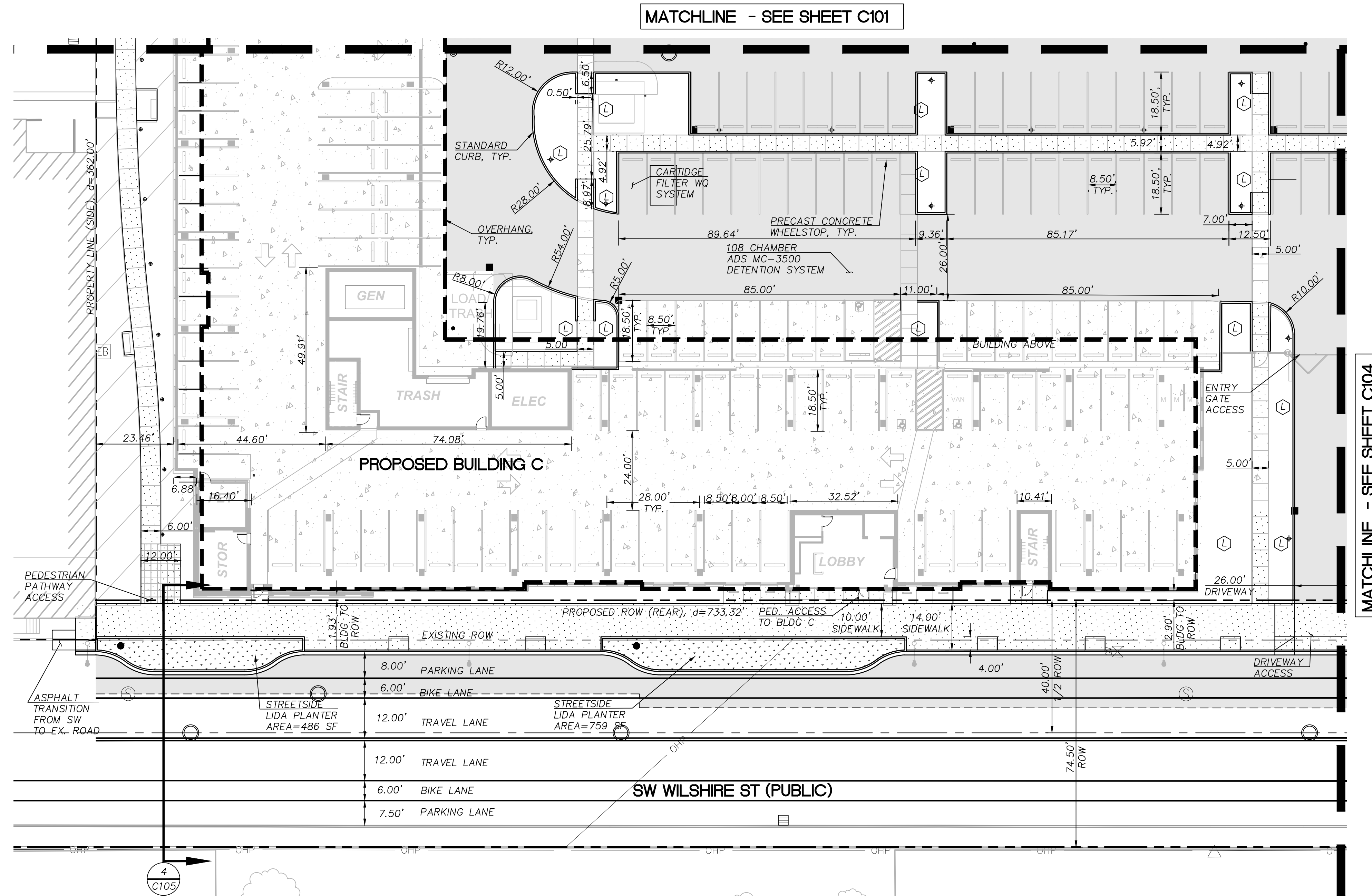


# LAYOUT AND PAVING PLAN - SOUTHWEST

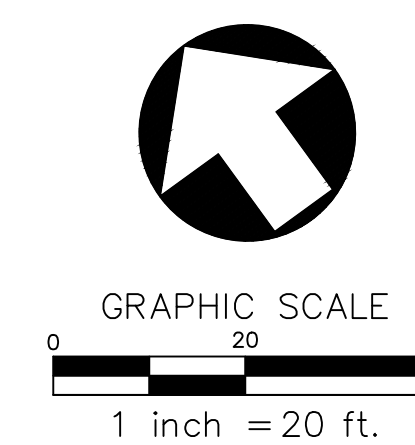
C103

SYMBOL	DESCRIPTION
	CONCRETE SIDEWALK
	ASPHALT PAVING
	HEAVY CONCRETE PAVING
	STREETSIDE LIDA PLANTER
	RETAINING WALL
	STANDARD CURB
	SAWCUT
	LANDSCAPING

- SHEET NOTES**
- TOTAL PROPOSED SITE AREA = 238,224 SF
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - SEPARATE ADDRESSES WILL BE ASSIGNED TO EACH BUILDING.



Scale:



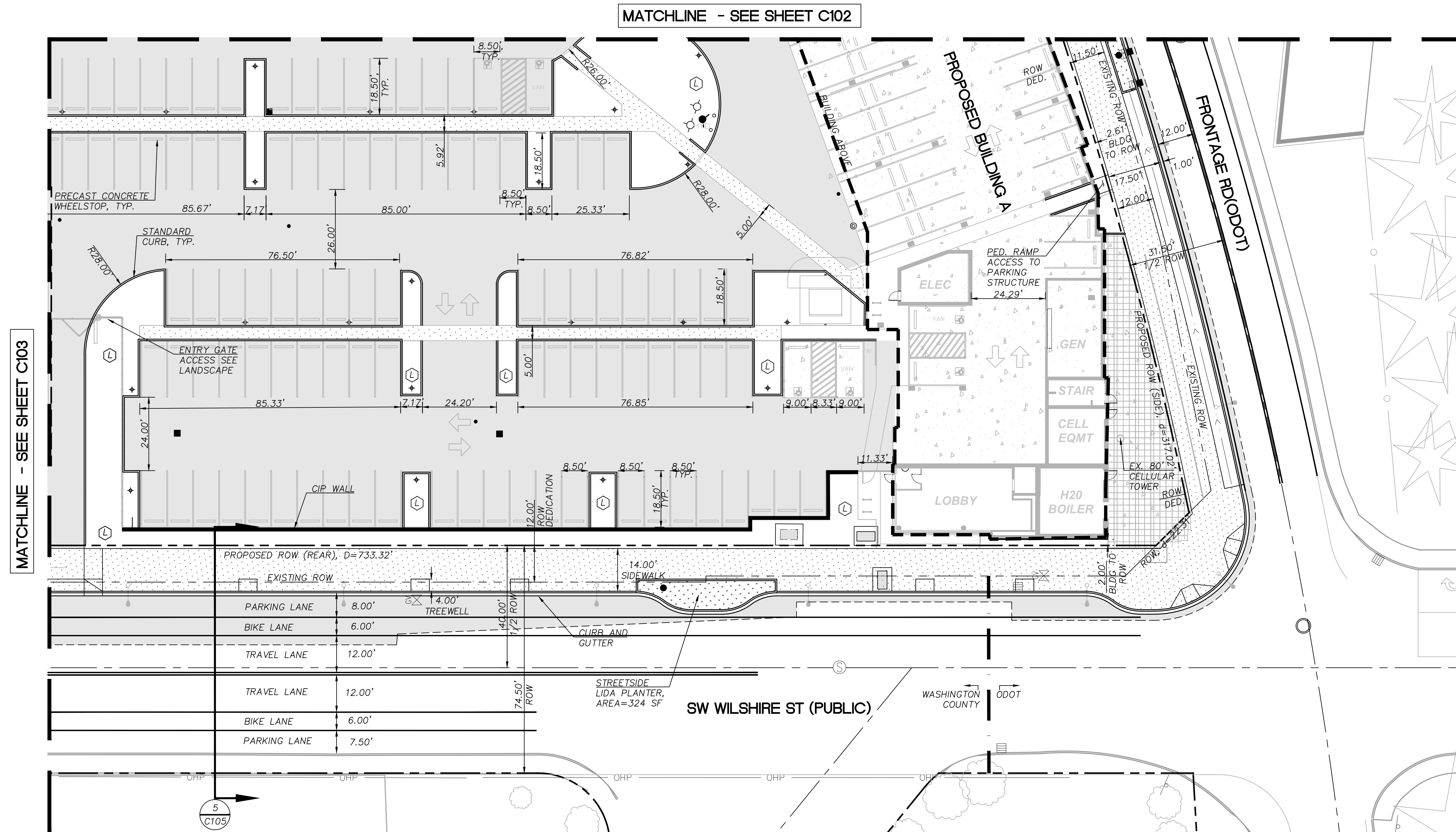


# LAYOUT AND PAVING PLAN - SOUTHEAST

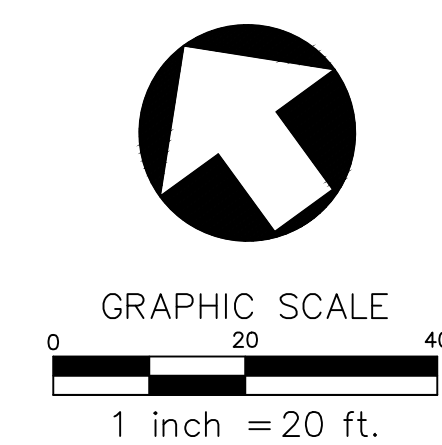
C104

SHEET LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE SIDEWALK
	ASPHALT PAVING
	HEAVY CONCRETE PAVING
	STREETSIDE LIDA PLANTER
	RETAINING WALL
	STANDARD CURB
	SAWCUT
	LANDSCAPING

- SHEET NOTES**
- TOTAL PROPOSED SITE AREA = 238,224 SF
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - SEPARATE ADDRESSES WILL BE ASSIGNED TO EACH BUILDING.



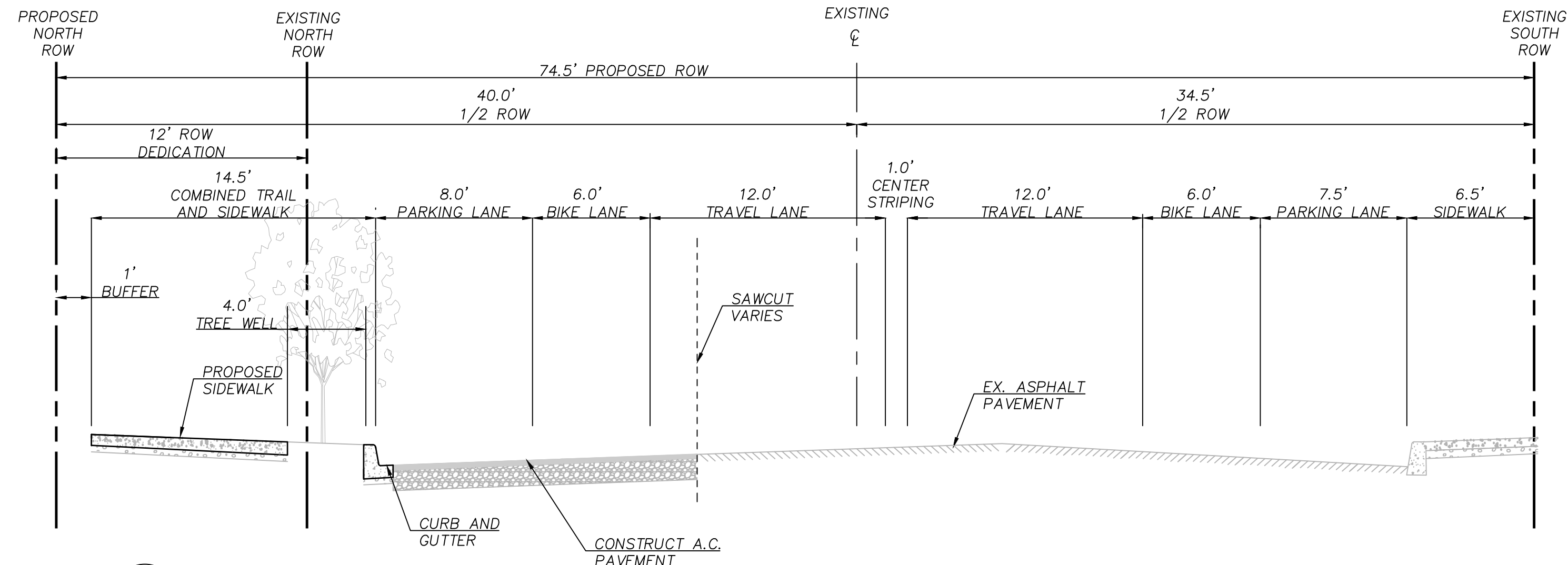
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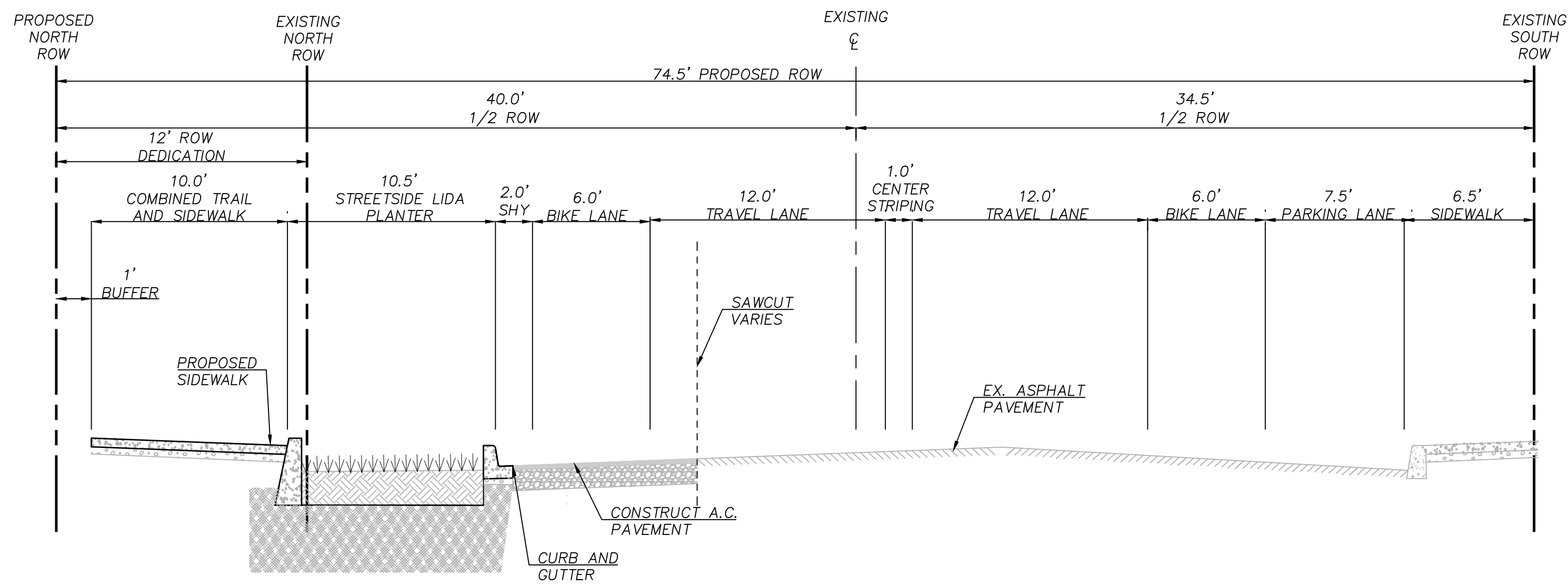


# PUBLIC STREET CROSS SECTIONS

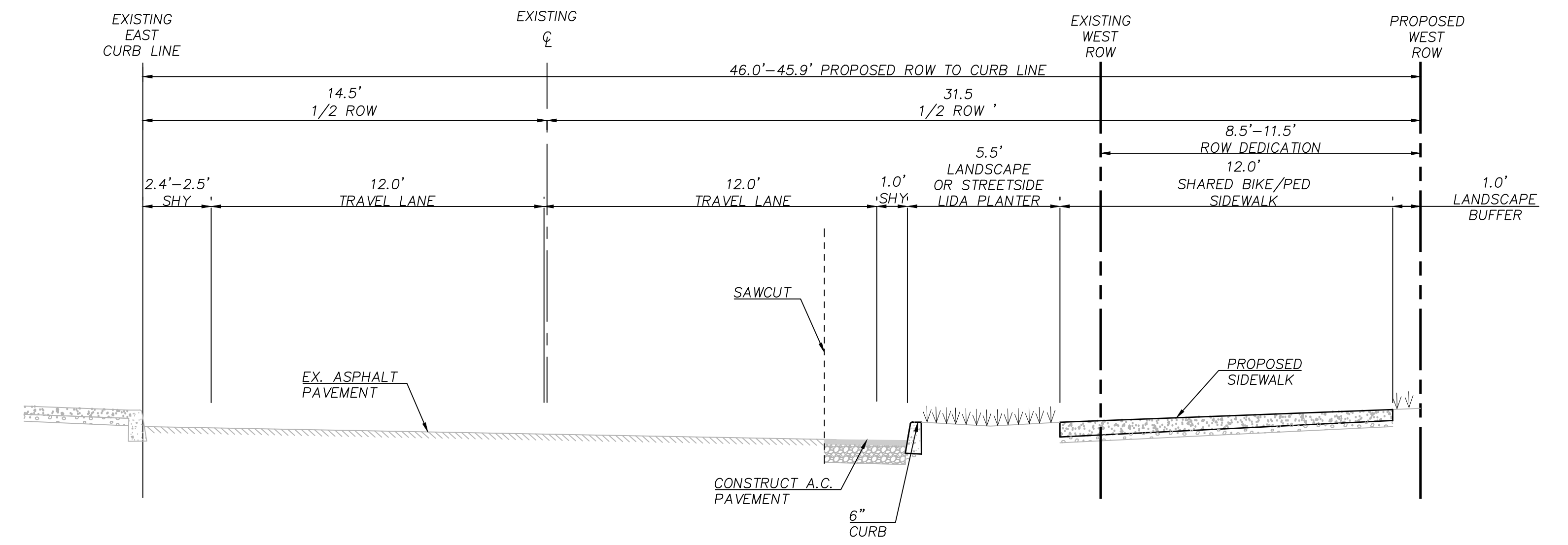
C105



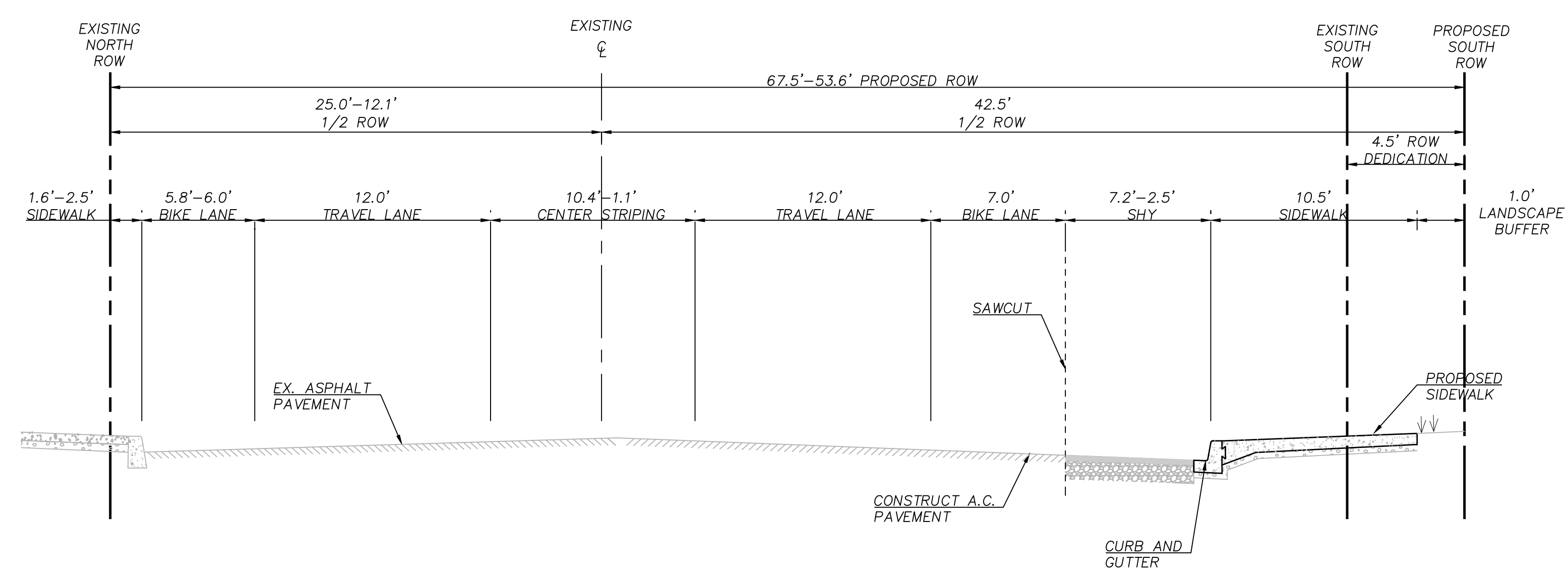
**5 SW WILSHIRE ST SECTION B-B**  
NTS



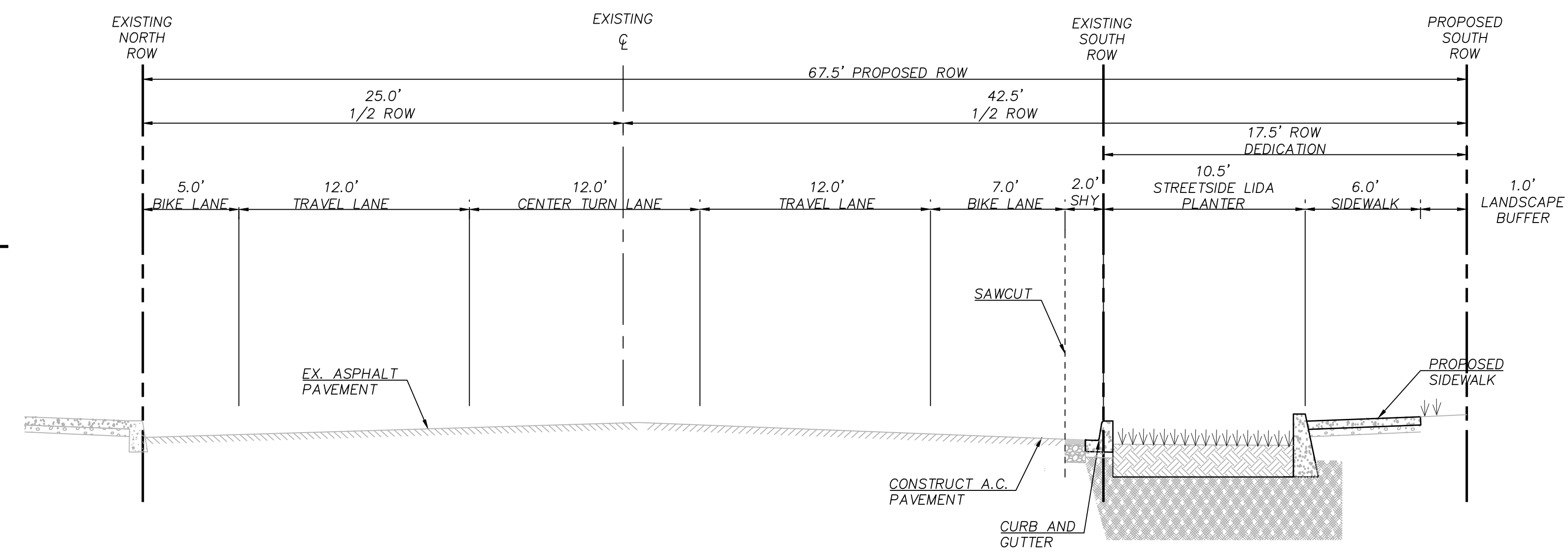
**4 SW WILSHIRE ST SECTION A-A**  
NTS



**3 FRONTAGE ROAD SECTION A-A**  
NTS



**2 SW PARK WAY SECTION B-B**  
NTS



**1 SW PARK WAY SECTION A-A**  
NTS

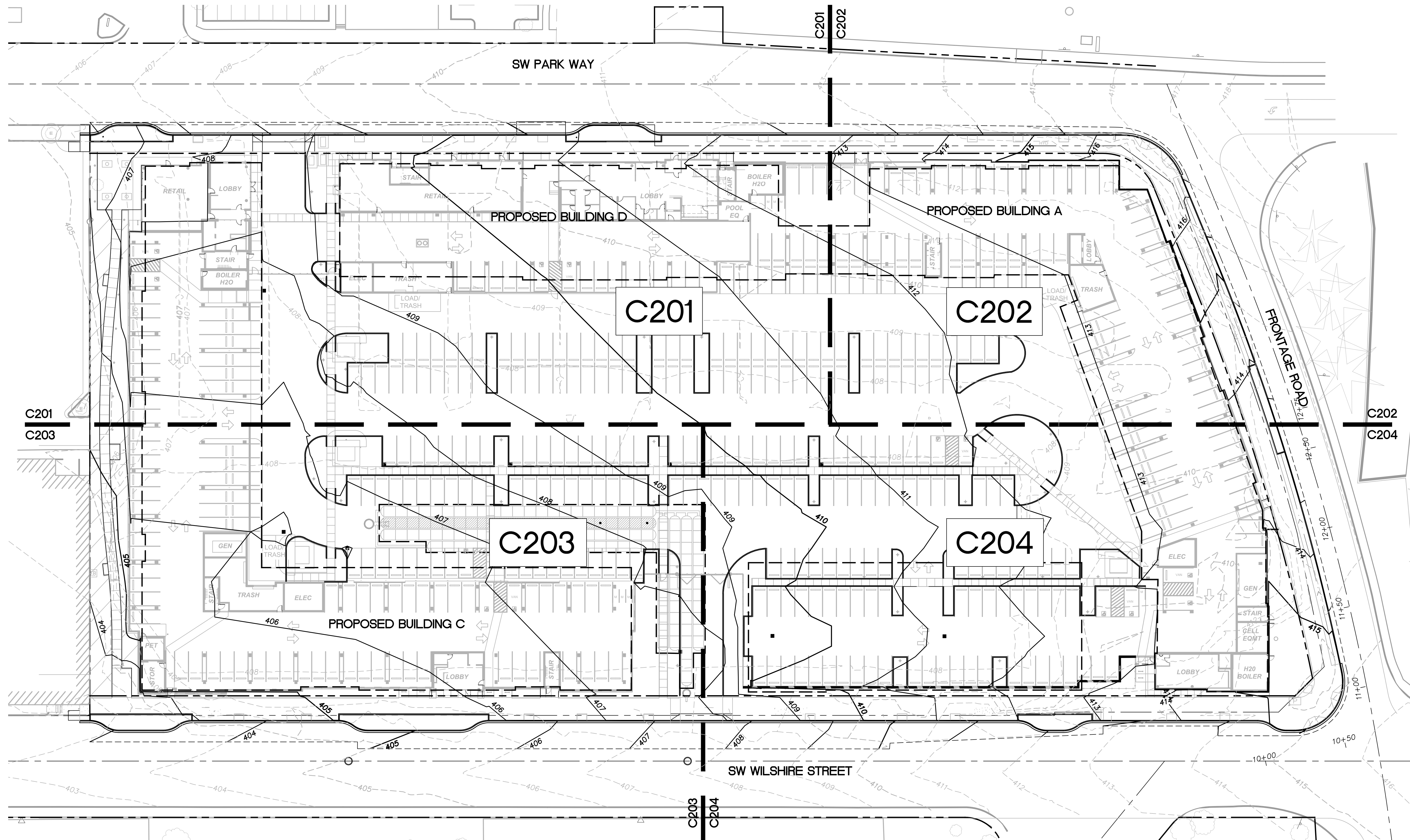
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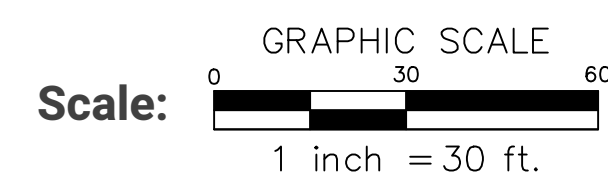


# GRADING PLAN - OVERALL

C200



GRADING PLAN - OVERALL  
SCALE: 1"=30'



NOT FOR CONSTRUCTION



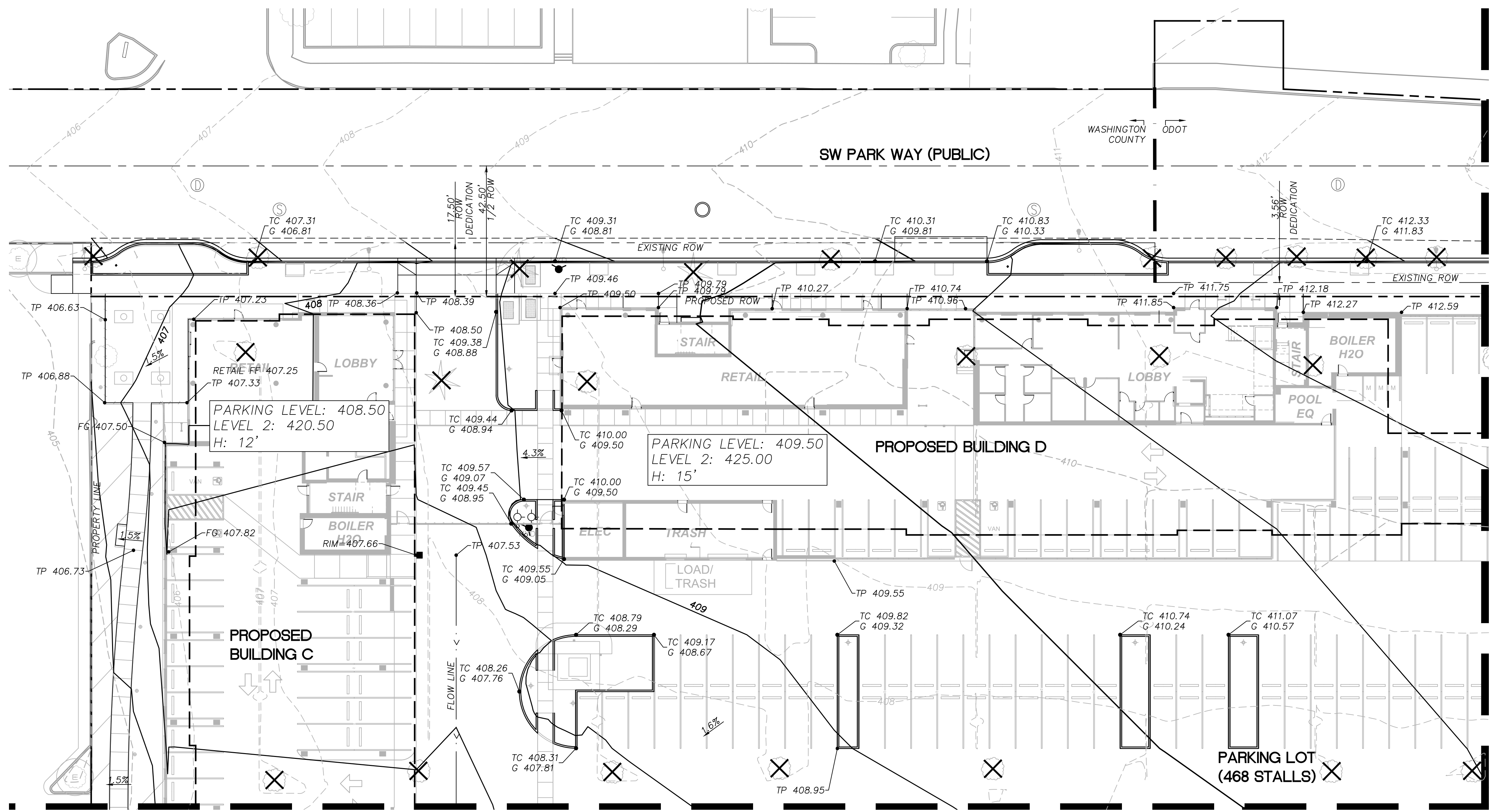


# GRADING PLAN - NORTHWEST

C201

SHEET LEGEND	
ITEM	DESCRIPTION
← X.X%	SLOPE ARROW
BS	BOTTOM OF STAIR
TP	TOP OF PAVEMENT/SIDEWALK
TS	TOP OF STAIR
TW	TOP OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
--- 408 ---	EXISTING MINOR CONTOUR
--- 410 ---	EXISTING MAJOR CONTOUR
— 408 —	PROPOSED MINOR CONTOUR
— 410 —	PROPOSED MAJOR CONTOUR
✕	REMOVE EXISTING TREE

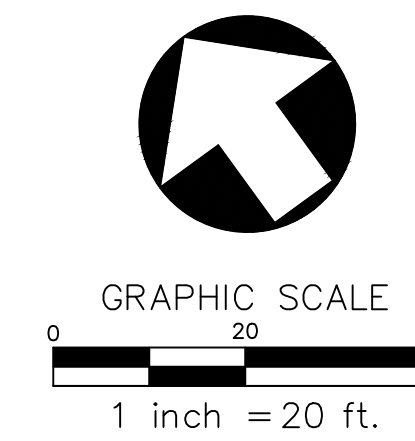
- SHEET NOTES**
- INSTALL AND MAINTAIN INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.
  - ALL EXISTING TREES WILL BE REMOVED.
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.



MATCHLINE - SEE SHEET C202

MATCHLINE - SEE SHEET C203

Scale:



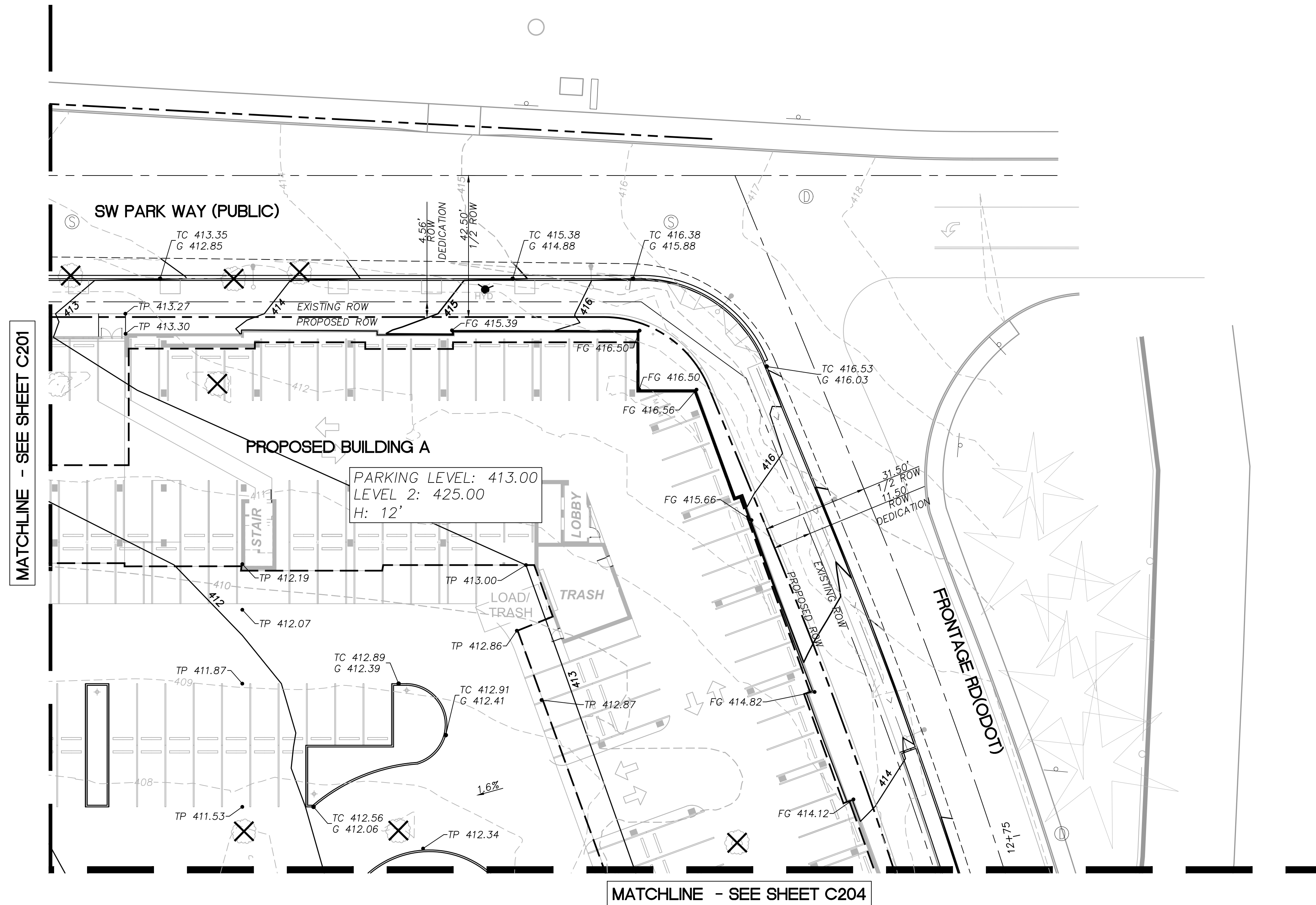


# GRADING PLAN - NORTHEAST

C202

SHEET LEGEND	
ITEM	DESCRIPTION
← X.X%	SLOPE ARROW
BS	BOTTOM OF STAIR
TP	TOP OF PAVEMENT/SIDEWALK
TS	TOP OF STAIR
TW	TOP OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
--- 408 ---	EXISTING MINOR CONTOUR
--- 410 ---	EXISTING MAJOR CONTOUR
— 412 —	PROPOSED MINOR CONTOUR
— 410 —	PROPOSED MAJOR CONTOUR
X	REMOVE EXISTING TREE

- SHEET NOTES**
- INSTALL AND MAINTAIN INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.
  - ALL EXISTING TREES WILL BE REMOVED.
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.



Scale:

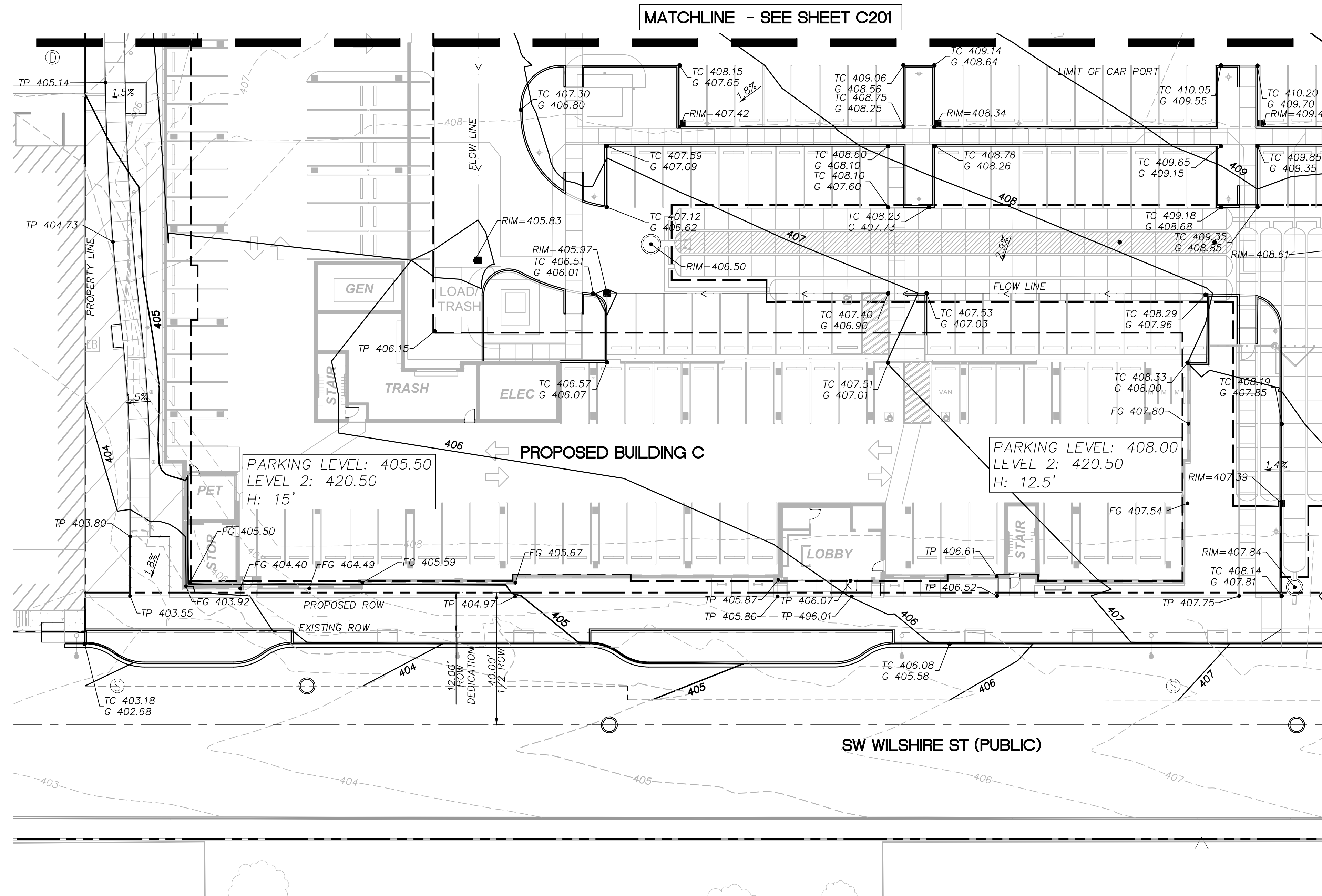


# GRADING PLAN - SOUTHWEST

C203

SHEET LEGEND	
ITEM	DESCRIPTION
← X.X%	SLOPE ARROW
BS	BOTTOM OF STAIR
TP	TOP OF PAVEMENT/SIDEWALK
TS	TOP OF STAIR
TW	TOP OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
- - 408 - -	EXISTING MINOR CONTOUR
- - 410 - -	EXISTING MAJOR CONTOUR
<b>408</b>	PROPOSED MINOR CONTOUR
<b>410</b>	PROPOSED MAJOR CONTOUR
X	REMOVE EXISTING TREE

- SHEET NOTES**
1. INSTALL AND MAINTAIN INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.
  2. ALL EXISTING TREES WILL BE REMOVED
  3. SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  4. PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  5. PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  6. NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.



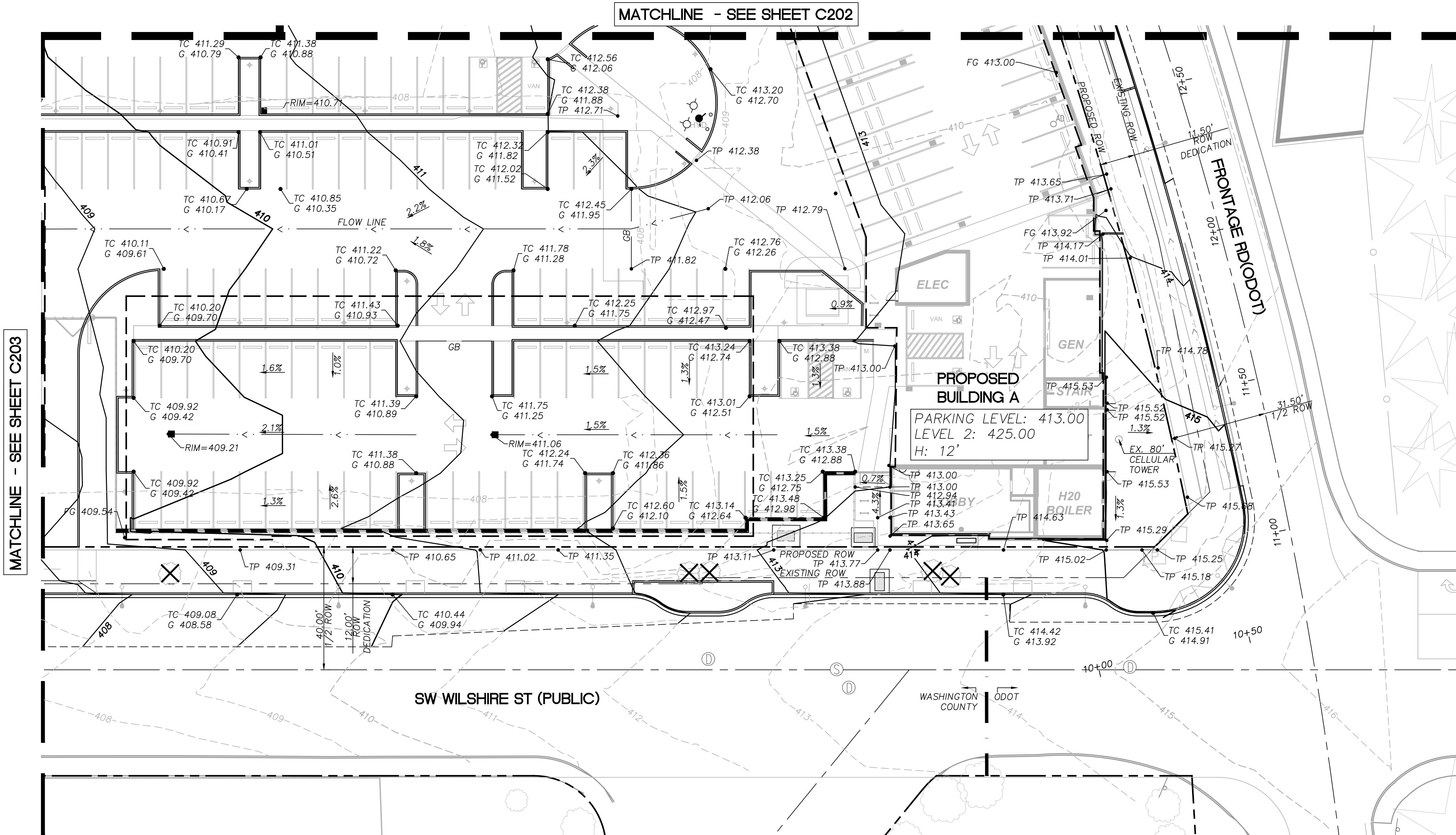
MATCHLINE - SEE SHEET C204

Scale:



# GRADING PLAN - SOUTHEAST

C204



SHEET LEGEND	
ITEM	DESCRIPTION
← X.X%	SLOPE ARROW
BS	BOTTOM OF STAIR
TP	TOP OF PAVEMENT/SIDEWALK
TS	TOP OF STAIR
TW	TOP OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
--- 412 ---	EXISTING MINOR CONTOUR
--- 410 ---	EXISTING MAJOR CONTOUR
— 412 —	PROPOSED MINOR CONTOUR
— 410 —	PROPOSED MAJOR CONTOUR
X	REMOVE EXISTING TREE

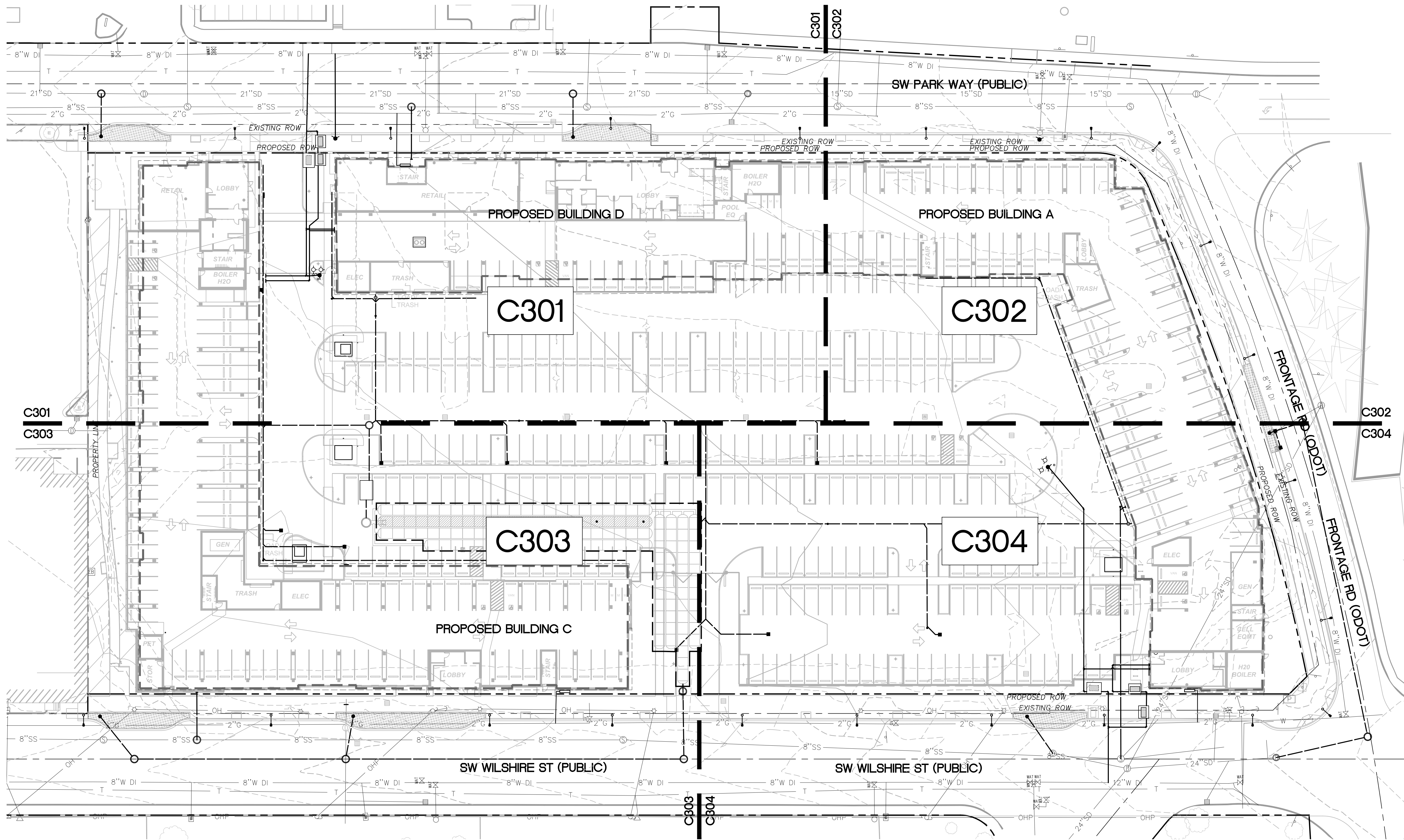
- SHEET NOTES**
1. INSTALL AND MAINTAIN INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.
  2. ALL EXISTING TREES WILL BE REMOVED
  3. SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  4. PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  5. PER CLEAN WATER SERVICES STANDARDS, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  6. NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.

Scale:

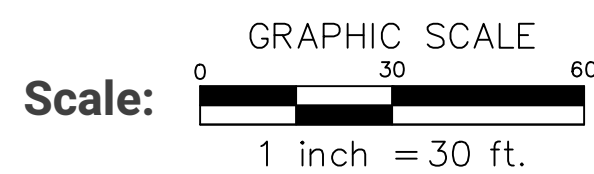


# UTILITY PLAN - OVERALL

C300



UTILITY PLAN - OVERALL  
SCALE: 1"=30'



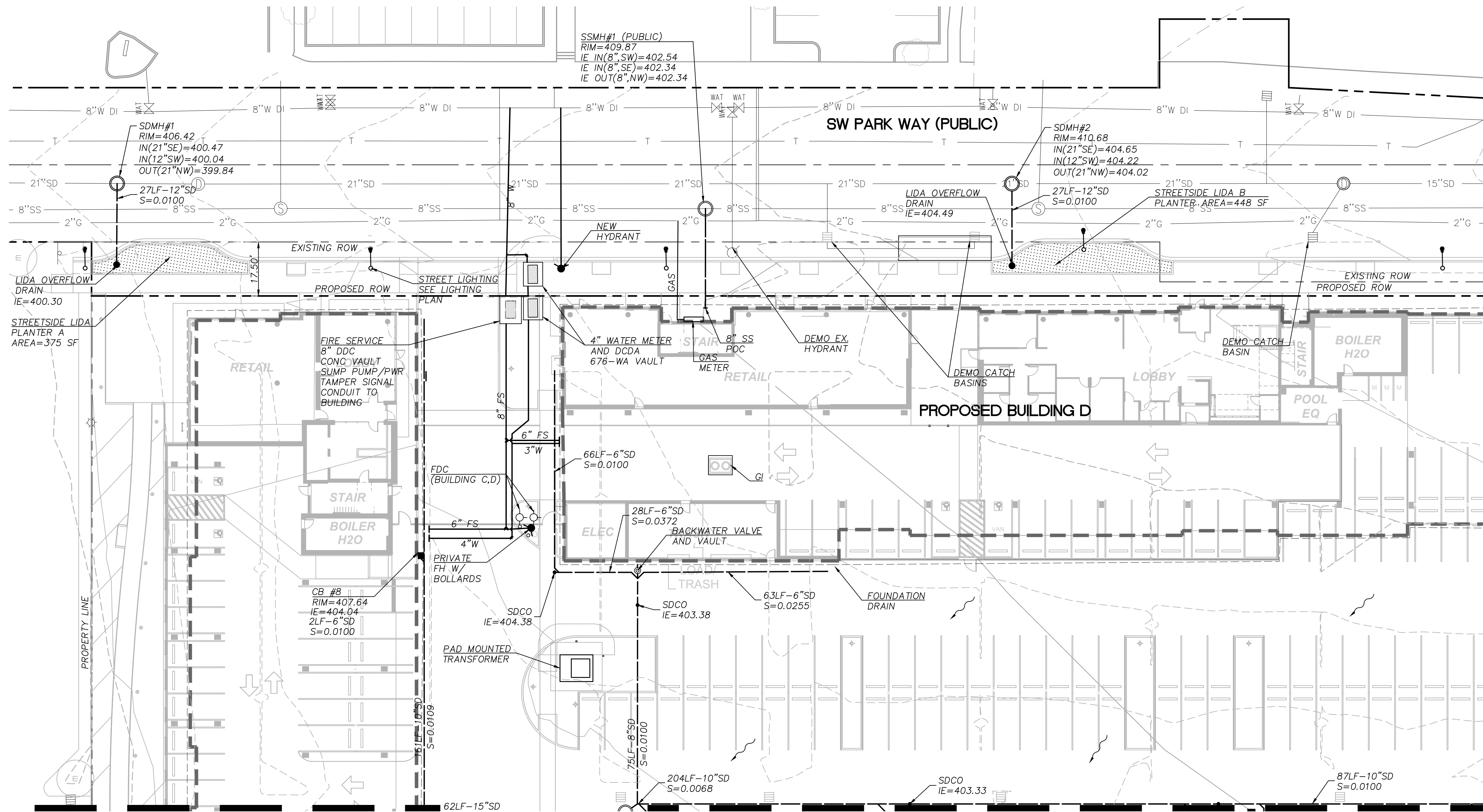


# UTILITY PLAN - NORTHWEST

C301

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	FOUNDATION DRAIN
	PROPOSED SANITARY DRAIN
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE WATER
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS LINE
	EXISTING WATER LINE
	EXISTING TELECOM
	EXISTING STORM
	EXISTING SANITARY
	SURFACE DRAINAGE PATTERN
	LIDA PLANTER SEE DETAIL, THIS SHEET

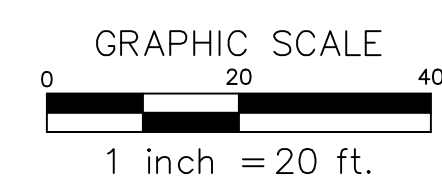
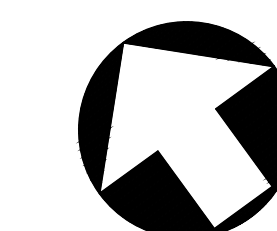
- SHEET NOTES**
1. WATER PRESSURE TEST (1/10/2022 BY TVWD)  
TESTED HYDRANTS ALONG SW PARK WAY  
STATIC - 74 PSI  
RESIDUAL - 58PSI  
OBSERVED FLOW - 1872 GPM  
FLOW @ 20PSI - 3611 GPM
  2. FOUNDATION DRAIN TO BE INSTALLED ALONG PERIMETER OF EACH BUILDING.
  3. SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  4. PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  5. PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  6. NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  7. ALL EXISTING OVERHEAD UTILITIES TO BE UNDERGROUNDED PER CITY OF BEAVERTON REQUIREMENTS.



MATCHLINE - SEE SHEET C302

MATCHLINE - SEE SHEET C303

Scale:



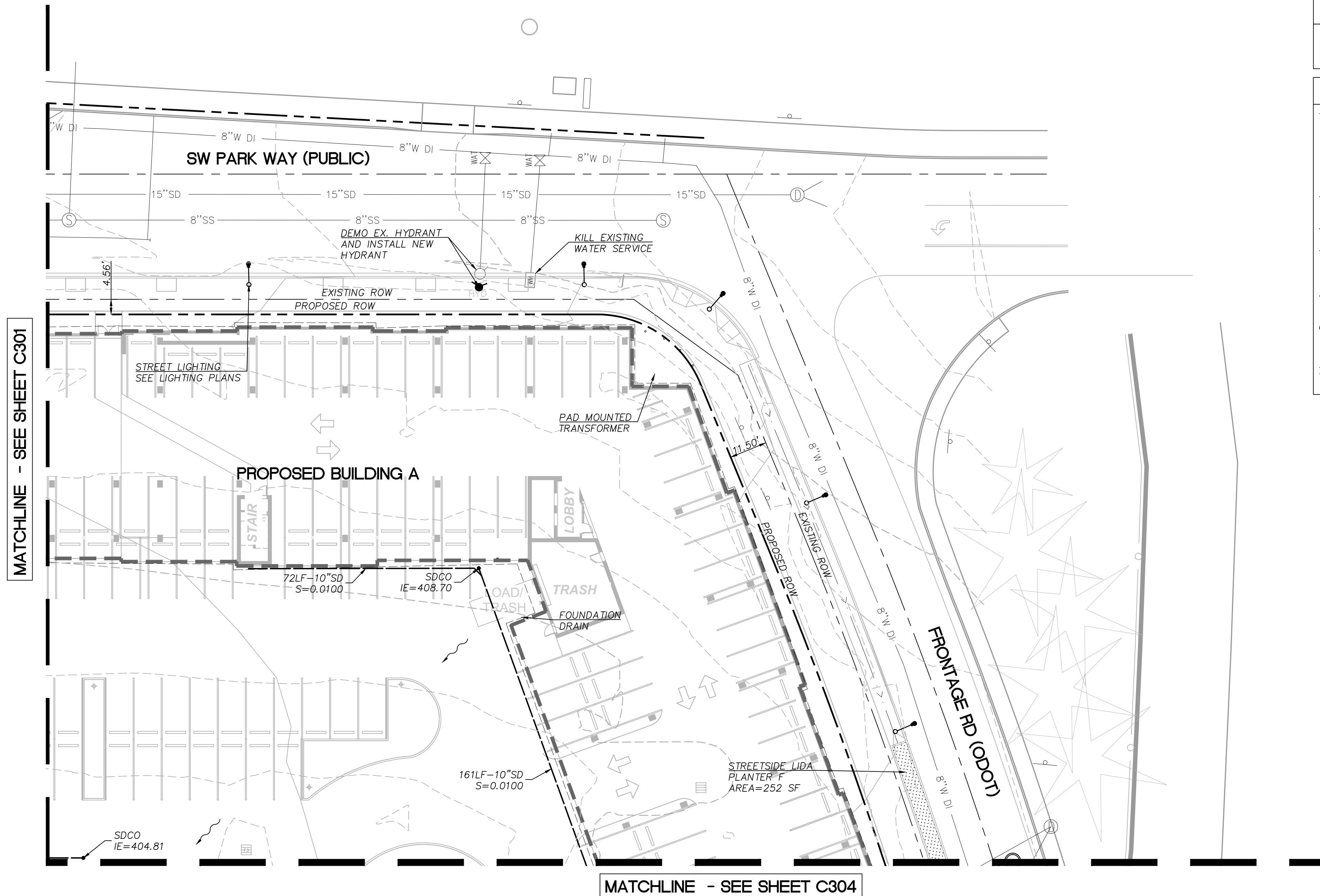


# UTILITY PLAN - NORTHEAST

C302

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	FOUNDATION DRAIN
	PROPOSED SANITARY DRAIN
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE WATER
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS LINE
	EXISTING WATER LINE
	EXISTING TELECOM
	EXISTING STORM
	EXISTING SANITARY
	SURFACE DRAINAGE PATTERN
	LIDA PLANTER SEE DETAIL, THIS SHEET

- SHEET NOTES**
1. WATER PRESSURE TEST (1/10/2022 BY TVWD)  
TESTED HYDRANTS ALONG SW PARK WAY  
STATIC - 74 PSI  
RESIDUAL - 58PSI  
OBSERVED FLOW - 1872 GPM  
FLOW @ 20PSI - 3611 GPM
  2. FOUNDATION DRAIN TO BE INSTALLED ALONG PERIMETER OF EACH BUILDING.
  3. SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  4. PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  5. PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  6. NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  7. ALL EXISTING OVERHEAD UTILITIES TO BE UNDERGROUNDED PER CITY OF BEAVERTON REQUIREMENTS.



Scale:

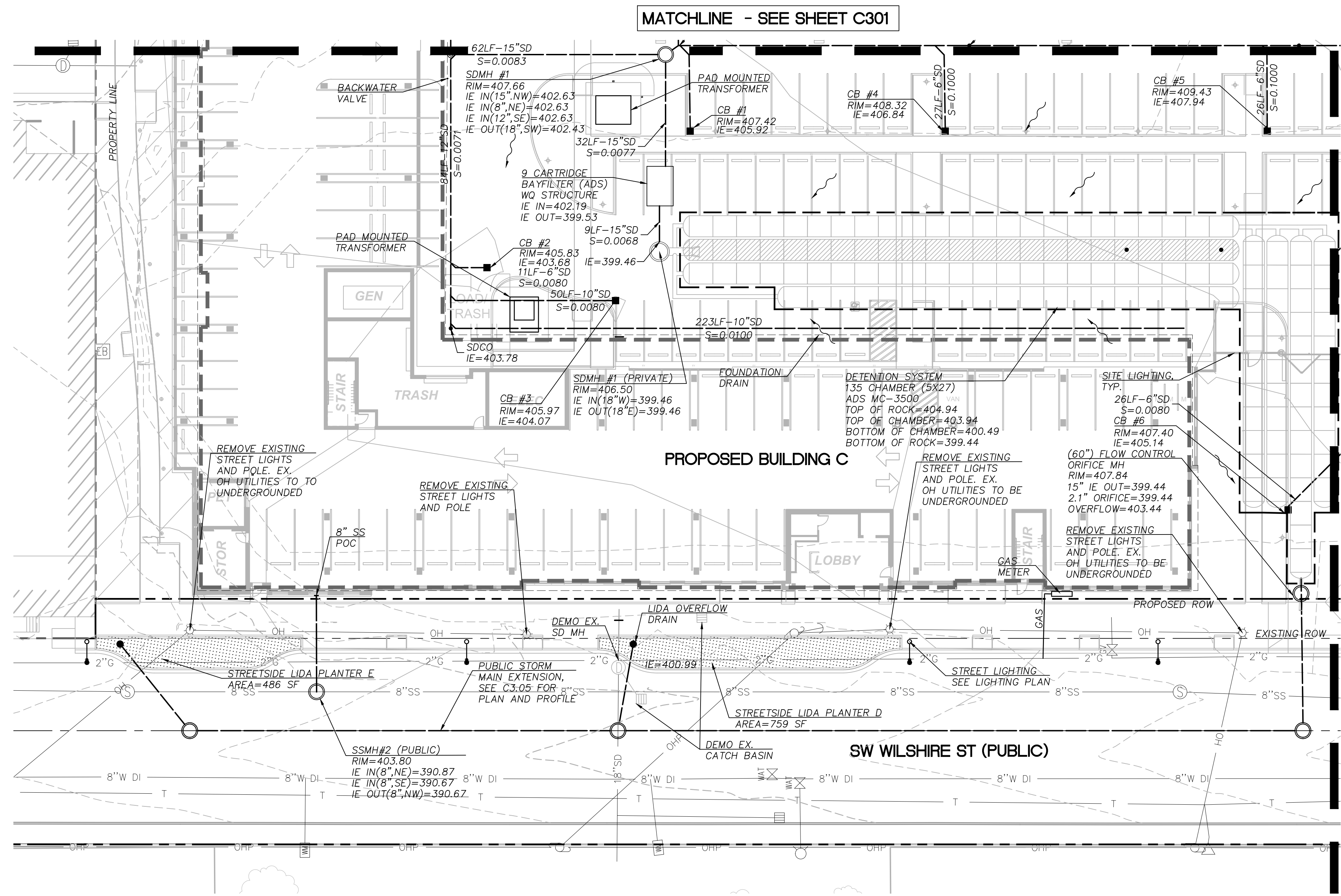


# UTILITY PLAN - SOUTHWEST

C303

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	FOUNDATION DRAIN
	PROPOSED SANITARY DRAIN
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE WATER
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS LINE
	EXISTING WATER LINE
	EXISTING TELECOM
	EXISTING STORM
	EXISTING SANITARY
	SURFACE DRAINAGE PATTERN
	LIDA PLANTER SEE DETAIL, THIS SHEET

- SHEET NOTES**
- WATER PRESSURE TEST (1/10/2022 BY TVWD)  
TESTED HYDRANTS ALONG SW PARK WAY  
STATIC - 74 PSI  
RESIDUAL - 58PSI  
OBSERVED FLOW - 1872 GPM  
FLOW @ 20PSI - 3611 GPM
  - FOUNDATION DRAIN TO BE INSTALLED ALONG PERIMETER OF EACH BUILDING.
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - ALL EXISTING OVERHEAD UTILITIES TO BE UNDERGROUNDED PER CITY OF BEAVERTON REQUIREMENTS.



Scale:

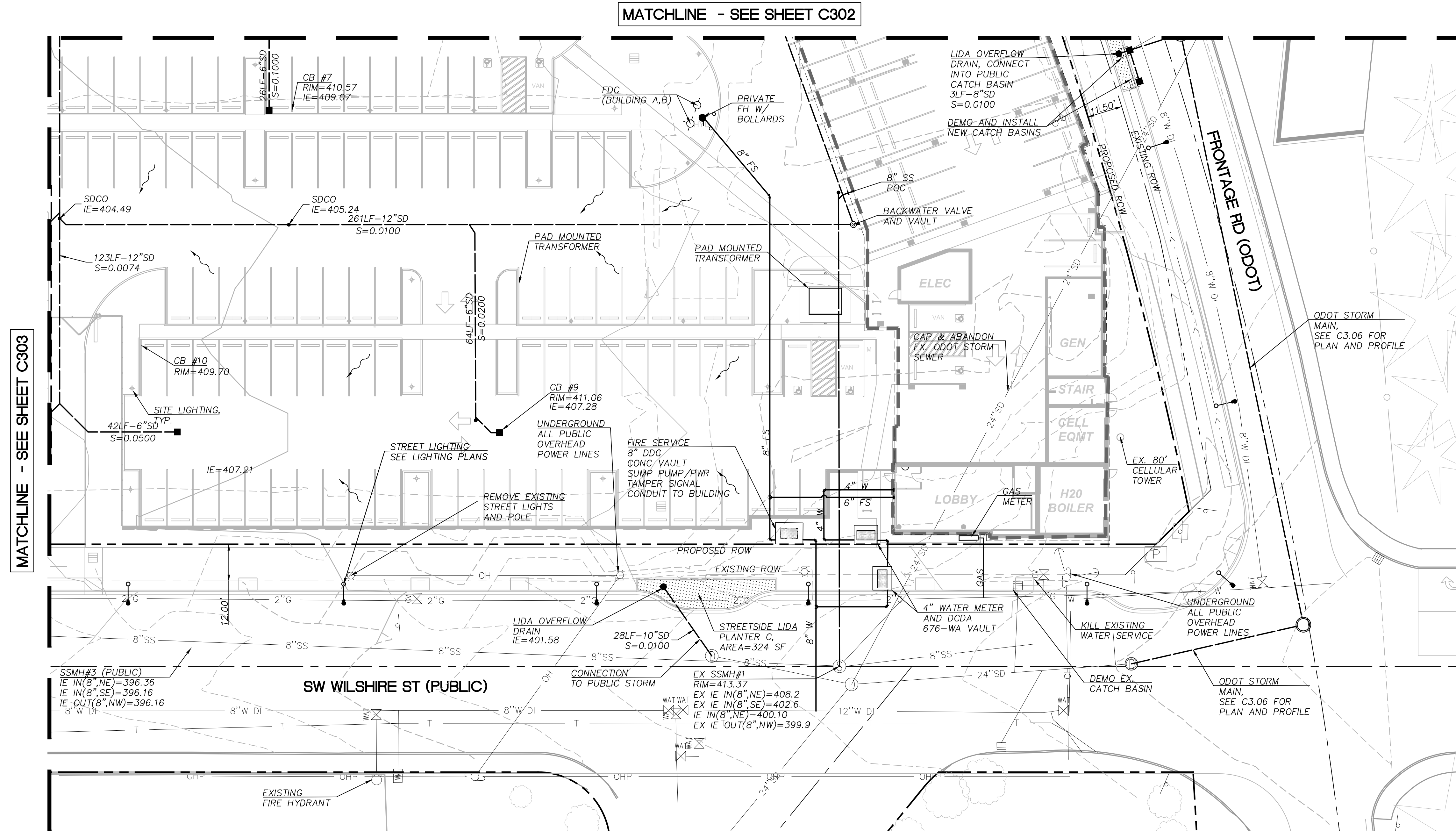


# UTILITY PLAN - SOUTHEAST

C304

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	FOUNDATION DRAIN
	PROPOSED SANITARY DRAIN
	PROPOSED DOMESTIC WATER
	PROPOSED FIRE WATER
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS LINE
	EXISTING WATER LINE
	EXISTING TELECOM
	EXISTING STORM
	EXISTING SANITARY
	SURFACE DRAINAGE PATTERN
	LIDA PLANTER SEE DETAIL, THIS SHEET

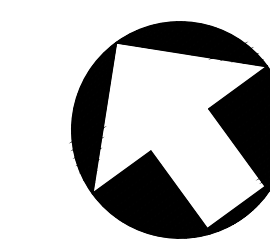
- SHEET NOTES**
- WATER PRESSURE TEST (1/10/2022 BY TVWD)  
TESTED HYDRANTS ALONG SW PARK WAY  
STATIC - 74 PSI  
RESIDUAL - 58PSI  
OBSERVED FLOW - 1872 GPM  
FLOW @ 20PSI - 3611 GPM
  - FOUNDATION DRAIN TO BE INSTALLED ALONG PERIMETER OF EACH BUILDING.
  - SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - PER CITY OF BEAVERTON'S INVENTORIES, THE SITE DOES NOT INCLUDE NATURAL RESOURCE AREAS, SIGNIFICANT TREES, AND HISTORIC TREES.
  - PER CLEAN WATER SERVICES SERVICE PROVIDER LETTER, THE SITE IS NOT WITHIN SENSITIVE AREAS.
  - NO WETLAND BOUNDARIES, UPLAND WOODED AREA BOUNDARIES, RIPARIAN AREA BOUNDARIES, ROCK OUTCROPPINGS, AND STREAMS FALL WITHIN THE SITE AREA.
  - ALL EXISTING OVERHEAD UTILITIES TO BE UNDERGROUNDED PER CITY OF BEAVERTON REQUIREMENTS.



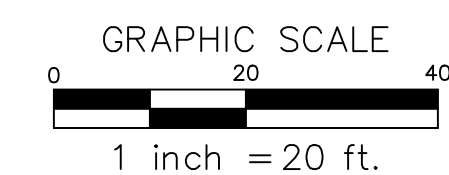
Scale:



EXPIRES 12-31-2024



PROJECT NORTH

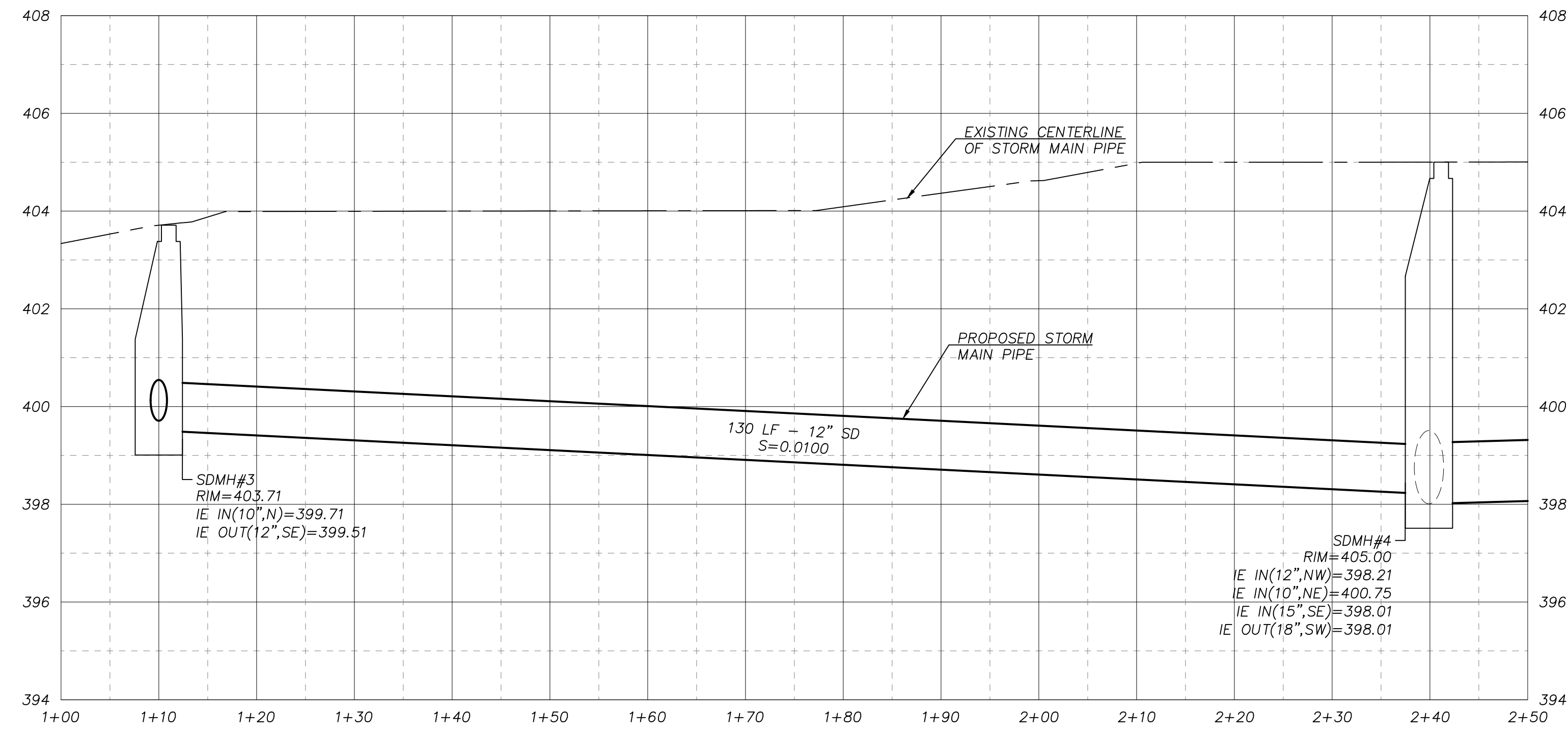




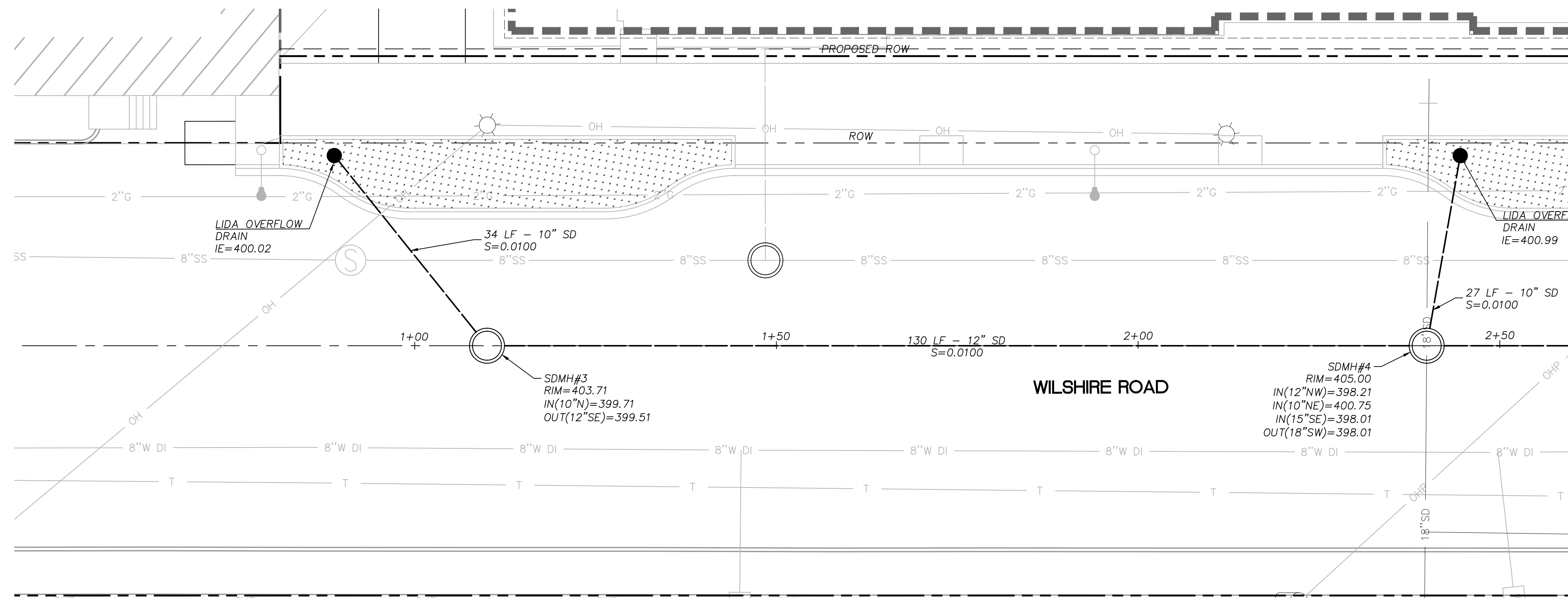
# UTILITY PLAN - WILSHIRE ROAD PLAN AND PROFILE

C305

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN (PROFILE)
	PROPOSED STORM DRAIN (PLAN)
	LIDA PLANTER SEE DETAIL, THIS SHEET



**WILSHIRE ROAD STORM MAIN PROFILE**  
SCALE: 1"=10'



WILSHIRE ROAD

Scale:

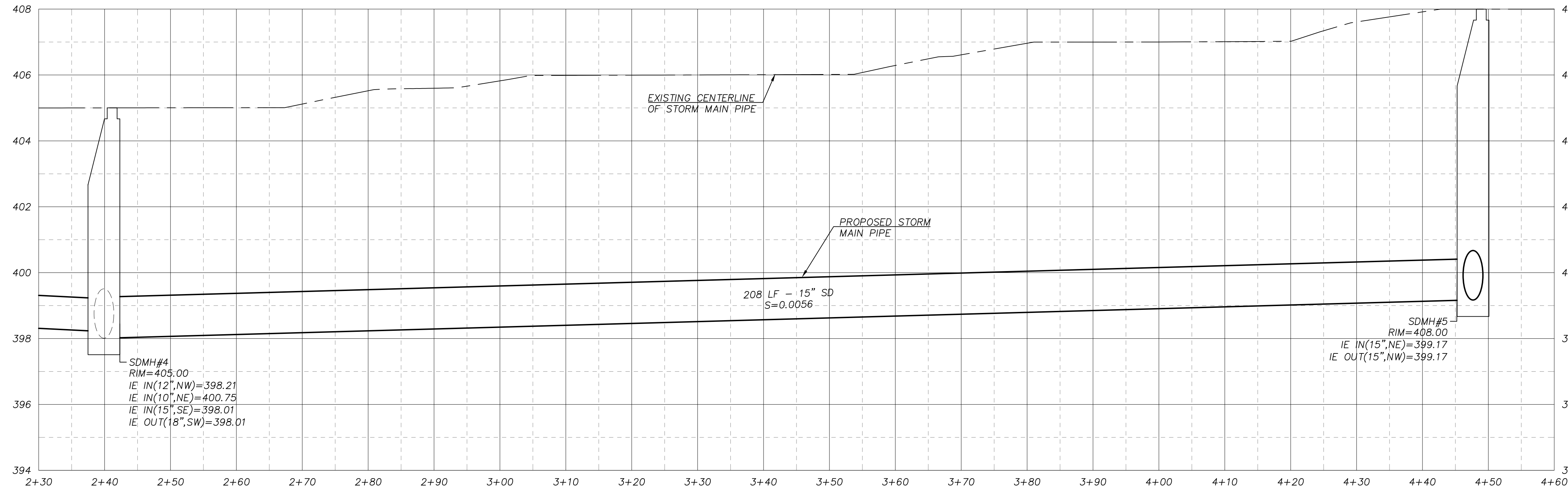
NOT FOR CONSTRUCTION



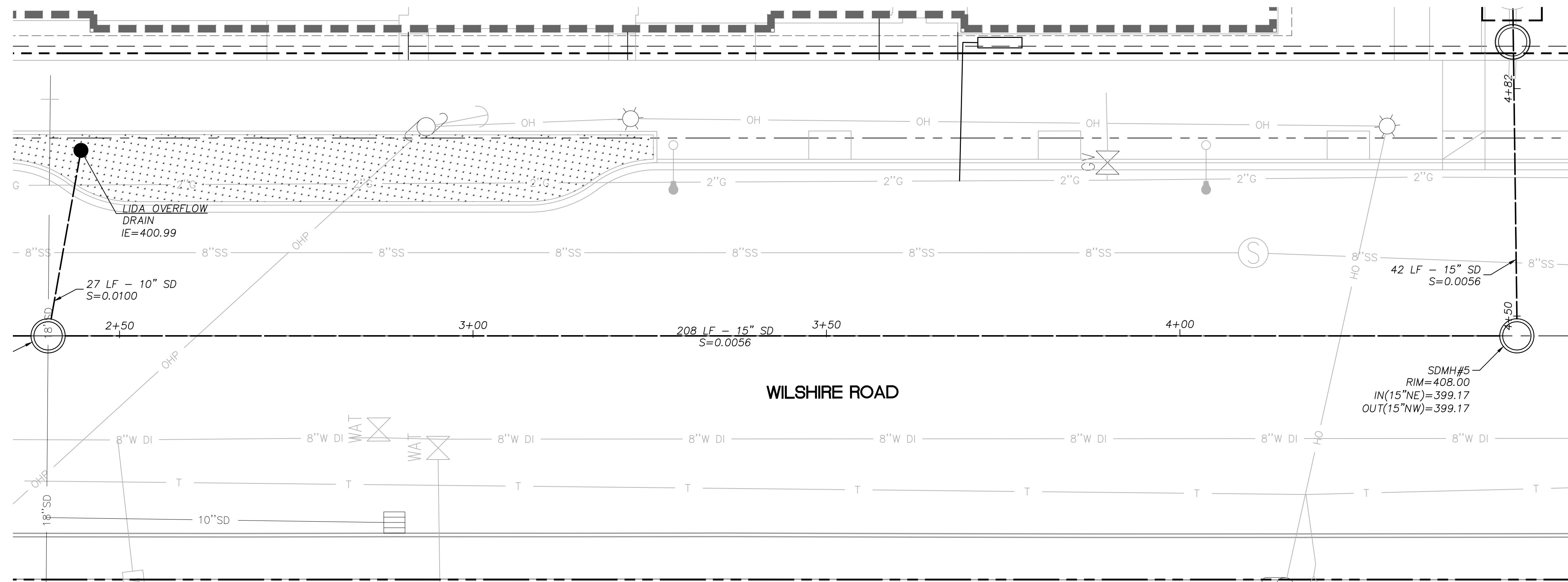
# UTILITY PLAN - WILSHIRE ROAD PLAN AND PROFILE

C306

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN (PROFILE)
	PROPOSED STORM DRAIN (PLAN)
	LIDA PLANTER SEE DETAIL, THIS SHEET



**WILSHIRE ROAD STORM MAIN PROFILE**  
SCALE: 1"=10'



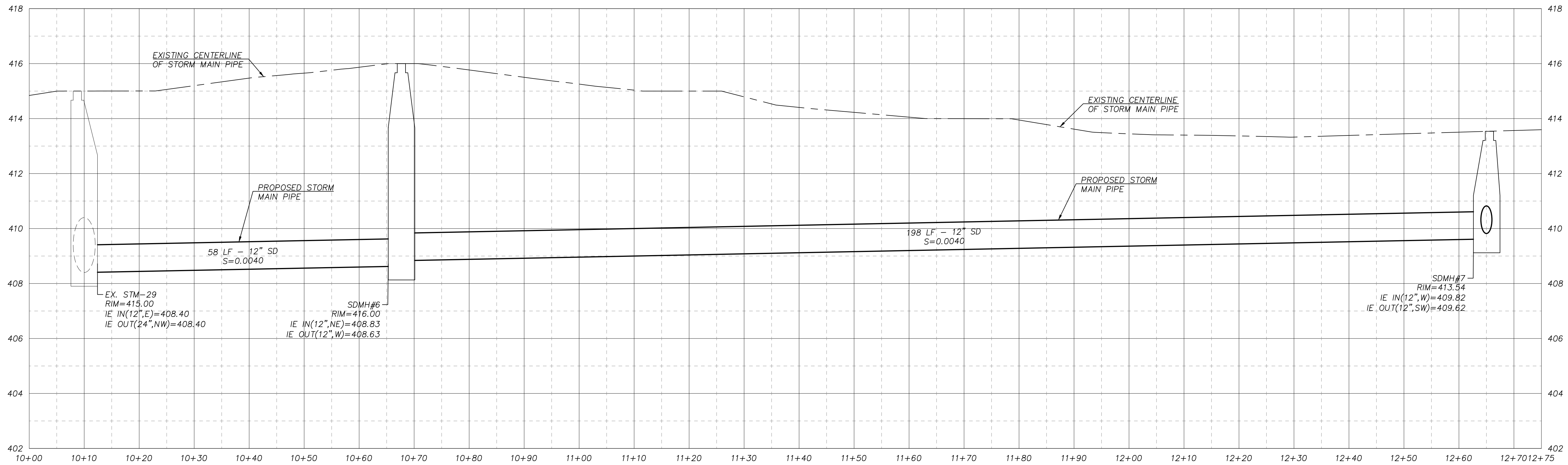
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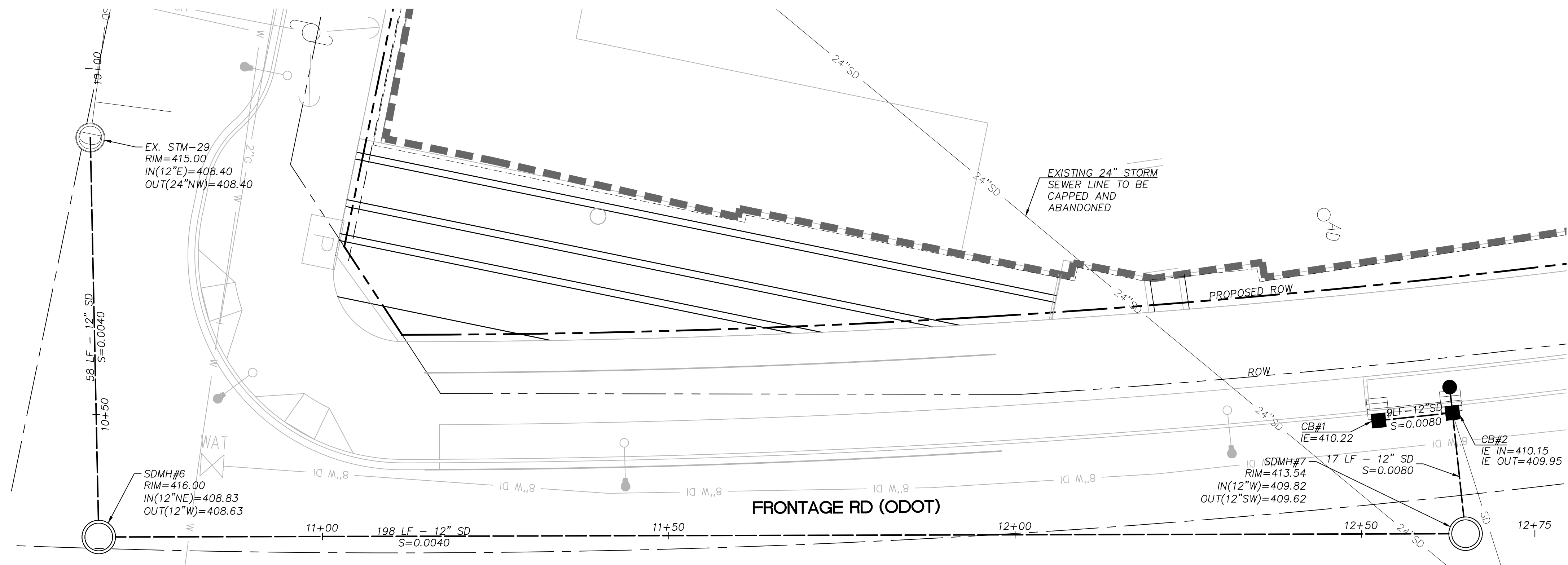
# UTILITY PLAN - FRONTAGE ROAD PLAN AND PROFILE

C307

SHEET LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN (PROFILE)
	PROPOSED STORM DRAIN (PLAN)
	LIDA PLANTER SEE DETAIL, THIS SHEET



**FRONTAGE ROAD STORM MAIN PROFILE**  
SCALE: 1"=10'



**FRONTAGE ROAD STORM MAIN PLAN**  
SCALE: 1"=10'

Scale:

NOT FOR CONSTRUCTION



EXPIRES 12-31-2024

