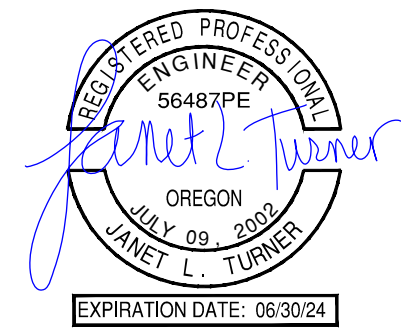


WASHINGTON COUNTY, OREGON
DEPARTMENT OF LAND USE AND TRANSPORTATION

PLANS FOR PROPOSED PROJECT

PUBLIC STREET IMPROVEMENTS TO:

SW BASELINE ROAD AND SW 170TH AVENUE



Received
Planning Division
05/26/2023

SHEET INDEX

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C100.2	SW 170TH AVENUE DEMOLITION PLAN
C200.0	GENERAL NOTES AND STREET SECTION
C300.0	SW BASELINE ROAD PLAN AND PROFILE
C400.0	SW 170TH AVENUE PLAN AND PROFILE
C400.1	SW 170TH AVENUE PLAN AND PROFILE
C400.2	SW 170TH AVENUE PLAN AND PROFILE
C500.0	SW BASELINE ROAD UTILITY PLAN
C600.0	SW 170TH AVENUE UTILITY PLAN
C700.0	DETAILS
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C800.0	SW BASELINE ROAD STRIPING & SIGNAGE PLAN
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EC100.0	EROSION CONTROL PLAN
EC200.0	EROSION CONTROL PLAN DETAILS
E0.11-LU	SITE PLAN - STREET PHOTOMETRICS - ELECTRICAL
E0.02-LU	LUMINAIRE SCHEDULE - ELECTRICAL

DEVELOPER/OWNER

DEVELOPER/COMPANY:
REMBOLD PROPERTIES
CONTACT: KIRA CADOR
10305 SW PARK WAY #204
PORTLAND, OR 97225
PHONE: 503-222-7528
EMAIL:

ENGINEERING FIRM

JANET TURNER ENGINEERING, LLC
CONTACT: JANET TURNER, P.E.
16869 65TH AVENUE, #194
LAKE OSWEGO, OR 97035
PHONE: (541) 510-0878

SURVEYING FIRM

TERRACAL LAND SURVEYING
1615 NE MILLER STREET
MCMINVILLE, OR 97128
PHONE: (503)-857-0935

PROJECT LOCATION:

17160 W BASELINE ROAD
BEAVERTON, OR 97006
LATITUDE = 45°30'41.36",
LONGITUDE = -122°51'10.8"

PROPERTY DESCRIPTION:

TAX LOT 400 & 2500
(WASHINGTON COUNTY TAX MAP 1S106DB)
LOCATED IN THE
SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

BENCHMARK

THE DATUM FOR THIS SURVEY AND PROJECT
DOCUMENTS ARE BASED UPON CITY OF
HILLSBORO BENCHMARK #63 LOCATED IN A
MONUMENT BOX ON SW MERLO ROAD,
APPROXIMATELY 105 FEET EAST OF SW MERLO
DRIVE

ELEVATION = 199.16'

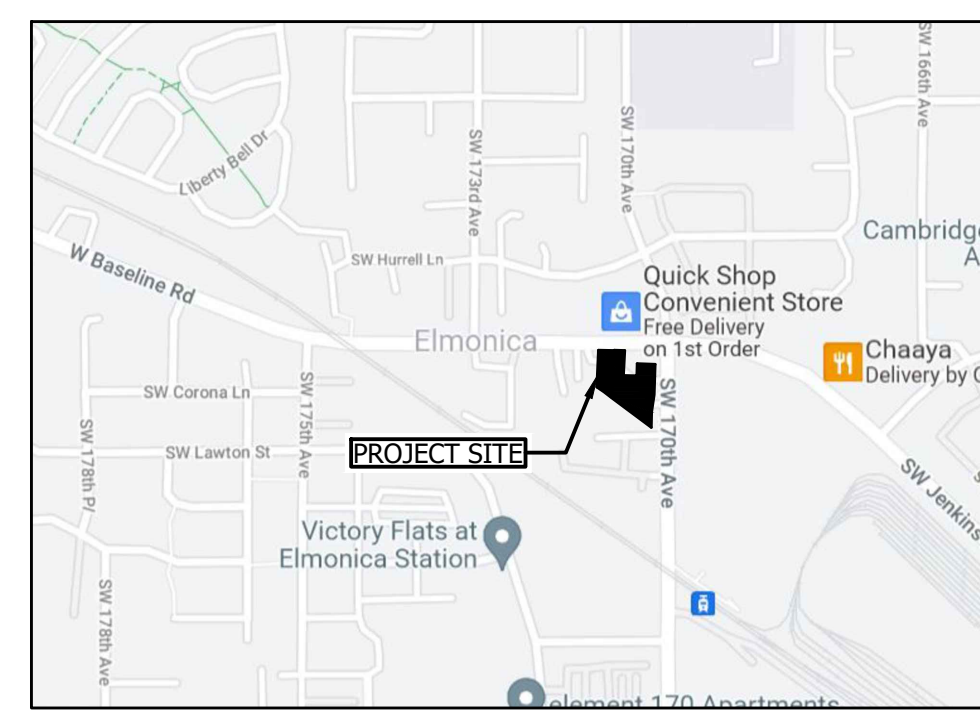
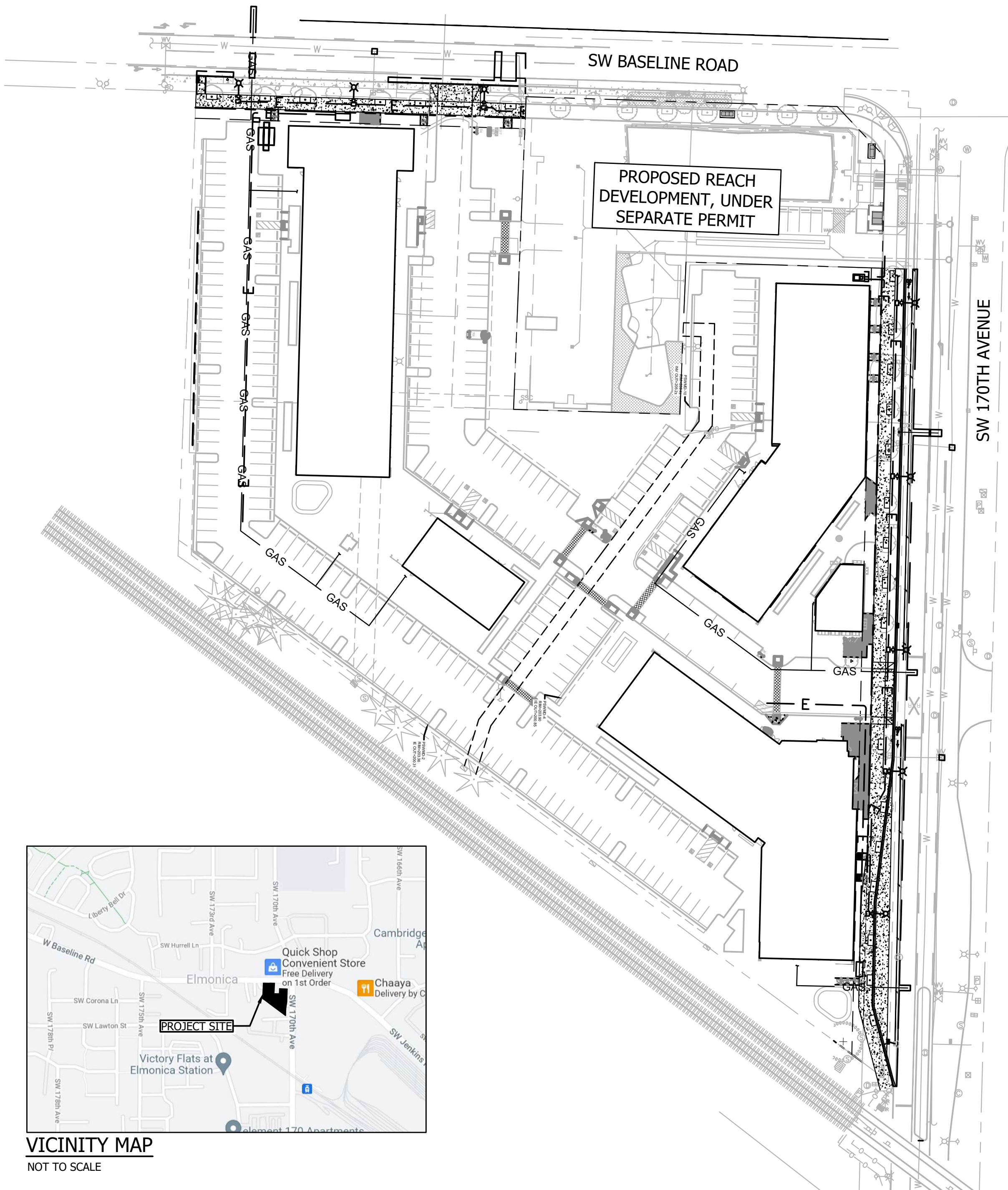
NOTE: RELATED TO THIS FACILITY
PERMIT, WASHINGTON COUNTY
ENGINEERING DOES NOT REVIEW
DESIGNS FOR STORM SEWER,
SANITARY SEWER, UTILITIES, EROSION
CONTROL, 1200C DESIGN, PRIVATE
STREETS AND PRIVATE STREET LIGHTS,
AND ANY WORK OUTSIDE OF COUNTY
EASEMENTS AND ROW

PROPOSED / NEW LEGEND AND ABBREVIATIONS

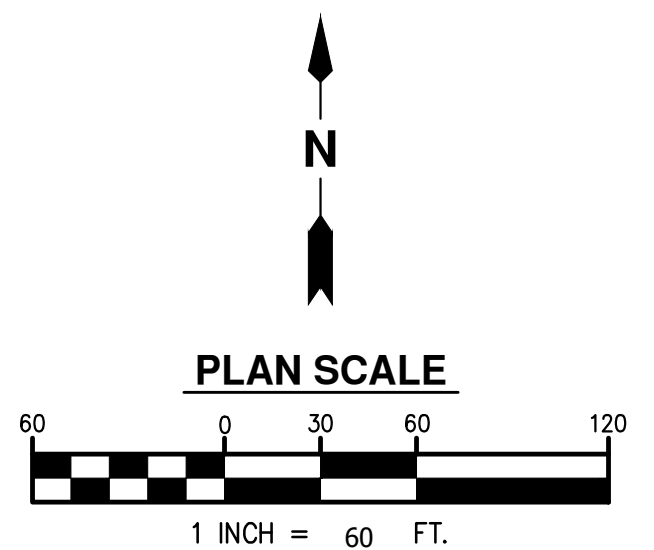
AC	ASPHALT CONCRETE	NEW CURB AND GUTTER
ACP	ASPHALT CONCRETE PAVEMENT	
ADA	AMERICANS WITH DISABILITIES ACT	
APPROX	APPROXIMATELY	
BMP	BEST MANAGEMENT PRACTICES	
BOTT	BOTTOM	
BOW	BACK OF WALK	
CB	CATCH BASIN	
CONST	CONSTRUCT	
CP	CATHODIC PROTECTION/CONTROL POINT	
CWS	CLEAN WATER SERVICES	
DWG	DRAWING	
DEQ	DEPARTMENT OF ENVIRONMENTAL QUALITY	
EL	ELEVATION	
EX	EXISTING	
FFE	FINISH FLOOR ELEVATION	
FG	FINISHED GRADE	
FT	FOOT/FEET	
FS	FINISHED SURFACE	
FW	FACE OF WALK	
GL	GUTTER LINE	
HMAC	HOT MIX ASPHALT CONCRETE	
HP	HIGH POINT	
L	LENGTH	
LF	LINEAR FEET	
MAX	MAXIMUM	
ME	MATCH EXISTING	
MIN	MINIMUM	
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	
NTS	NOT TO SCALE	
ODOT	OREGON DEPARTMENT OF TRANSPORTATION	
PED	PEDESTRIAN	
PCC	PORTLAND CEMENT CONCRETE	
PGE	PORTLAND GENERAL ELECTRIC	
PL	PROPERTY LINE	
P.U.E.	PUBLIC UTILITY EASEMENT	
PVC	POLYVINYL CHLORIDE	
PVMT	PAVEMENT	
R	RIGHT	
RD	ROAD	
ROW	RIGHT-OF-WAY	
RRFB	RECTANGULAR RAPID FLASHING BEACON	
S	SLOPE	
STA	STATION	
STD	STANDARD	
SW	SOUTHWEST	
TC	TOP OF CURB	
TP	TOP OF PAVEMENT	
TVWD	TUALATIN VALLEY WATER DISTRICT	
TW	TOP OF WALK	
TYP	TYPICAL	

EXISTING / SURVEY LEGEND

[Symbol]	EXISTING ASPHALT	[Symbol]	GAS METER
[Symbol]	EXISTING CONCRETE	[Symbol]	WATER VALVE
[Symbol]	EXISTING GRAVEL	[Symbol]	WATER METER
[Symbol]	STORM DRAINAGE LINE	[Symbol]	WATER VAULT
[Symbol]	SANITARY SEWER LINE	[Symbol]	WATER MANHOLE
[Symbol]	UNDERGROUND TELECOMMUNICATION LINE	[Symbol]	FIRE HYDRANT
[Symbol]	UNDERGROUND ELECTRIC LINE	[Symbol]	ELECTRICAL VAULT
[Symbol]	UNDERGROUND WATER LINE	[Symbol]	ELECTRICAL MANHOLE
[Symbol]	UNDERGROUND GAS LINE	[Symbol]	ELECTRICAL JUNCTION BOX
[Symbol]	OVERHEAD UTILITY LINE	[Symbol]	ELECTRICAL METER
[Symbol]	FENCE LINE	[Symbol]	UTILITY POLE
[Symbol]	RIGHT OF WAY	[Symbol]	GUY ANCHOR
[Symbol]	CONTROL POINT	[Symbol]	STREET LIGHT POLE
[Symbol]	SPOT ELEVATION	[Symbol]	COMMUNICATION VAULT
[Symbol]	MONUMENT FOUND, SEE MONUMENT TABLE	[Symbol]	COMMUNICATION MANHOLE
[Symbol]	DECIDUOUS TREE	[Symbol]	COMMUNICATION RISER
[Symbol]	CONIFEROUS TREE	[Symbol]	UNKNOWN CLEANOUT
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	UNKNOWN UTILITY BOX
[Symbol]	SANITARY CLEANOUT	[Symbol]	UNKNOWN UTILITY STANDPIPE
[Symbol]	STORM DRAINAGE MANHOLE	[Symbol]	HVAC UNIT
[Symbol]	CATCH BASIN	[Symbol]	BOLLARD
[Symbol]	DITCH INLET	[Symbol]	GATE POST
[Symbol]	AREA DRAIN	[Symbol]	MAILBOX
[Symbol]	CURB INLET	[Symbol]	SIGN
[Symbol]		[Symbol]	RAILROAD SIGNAL/SIGN



VICINITY MAP
NOT TO SCALE

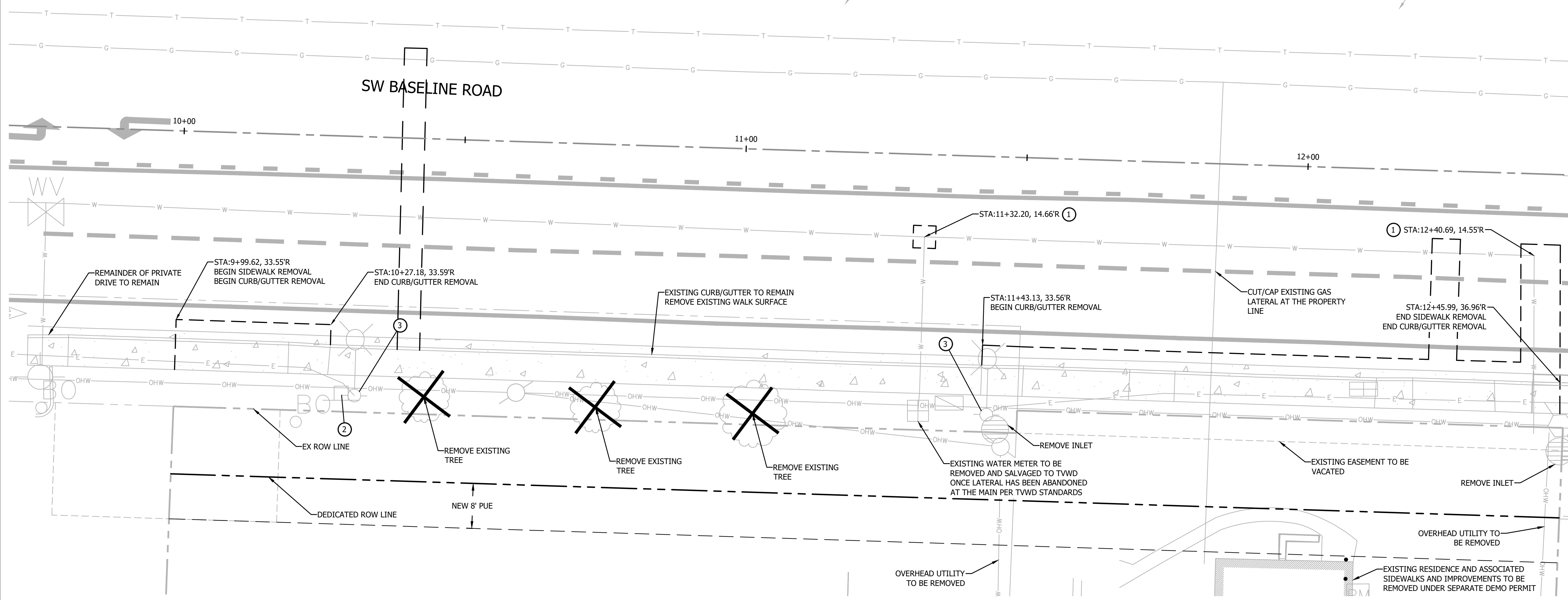
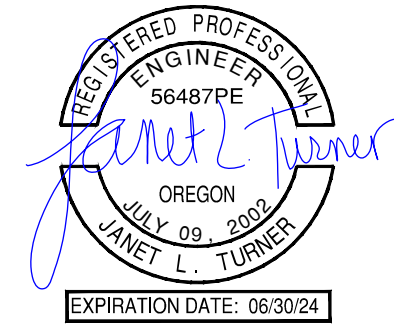


Department of
Land Use &
Transportation

NO.	REVISION

ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY
COVER SHEET

PROJECT NUMBER
22-XXX
SHEET NO.
1 OF 19
SHEET TITLE
C100.0

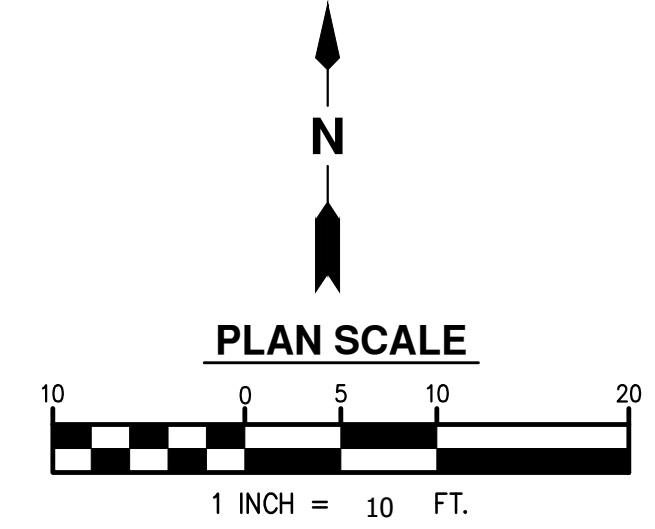


SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW BASELINE ROAD.
2. REFER TO SHEET C100.0 FOR CIVIL AND SURVEY LEGENDS.

CONSTRUCTION NOTES

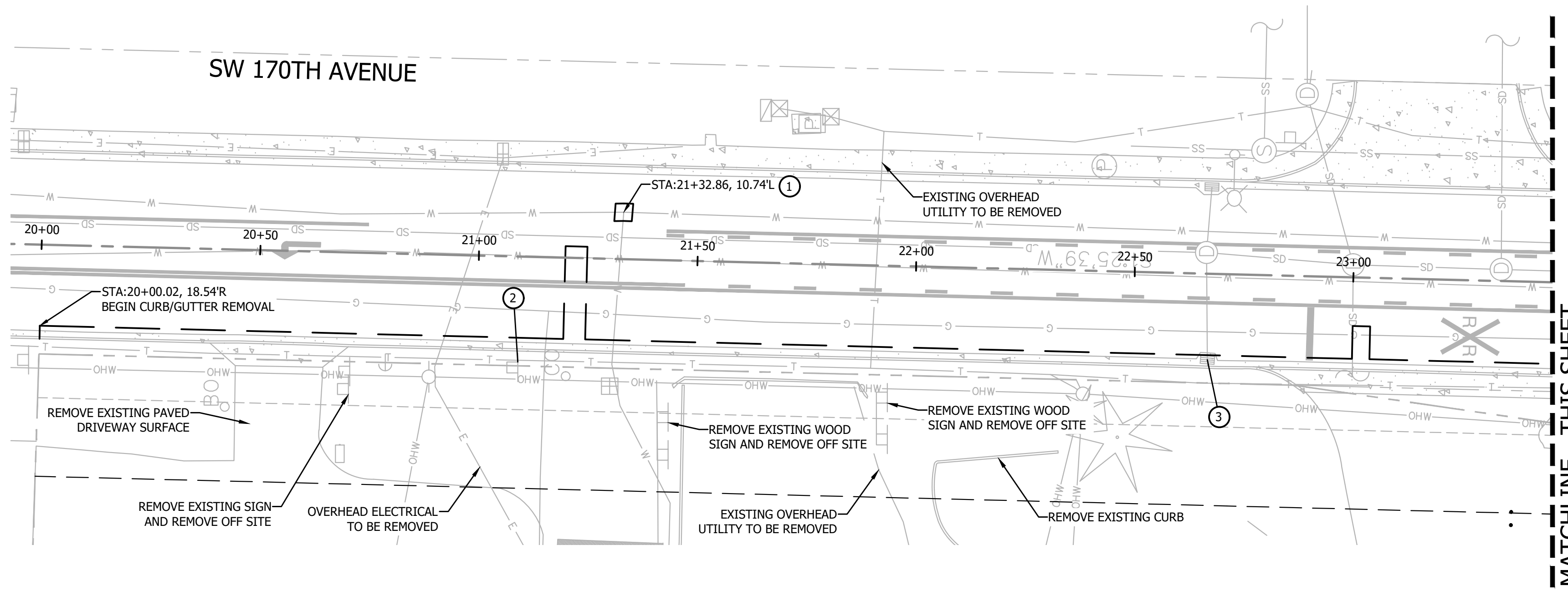
1. EXISTING WATER SERVICE TO BE CUT/CAPPED AND DISCONNECTED PER TVWD STANDARDS. SALVAGE METER TO TVWD AND COORDINATE REMOVAL WITH TVWD AT LEAST 10 DAYS PRIOR TO WORK.
2. REMOVE EXISTING ROAD SIGN AND POST, STORE FOR REINSTALLATION IN NEW LOCATION. REFER TO SHEETS C400.0 - C400.2 FOR NEW SIGN LOCATION AND INSTALLATION REQUIREMENTS.
3. EXISTING STREET LIGHT TO BE REMOVED.



NO.	REVISION

ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY
**SW BASELINE ROAD
DEMOLITION PLAN**

PROJECT NUMBER
22-XXX
SHEET NO.
2 OF 19
SHEET TITLE
C100.1

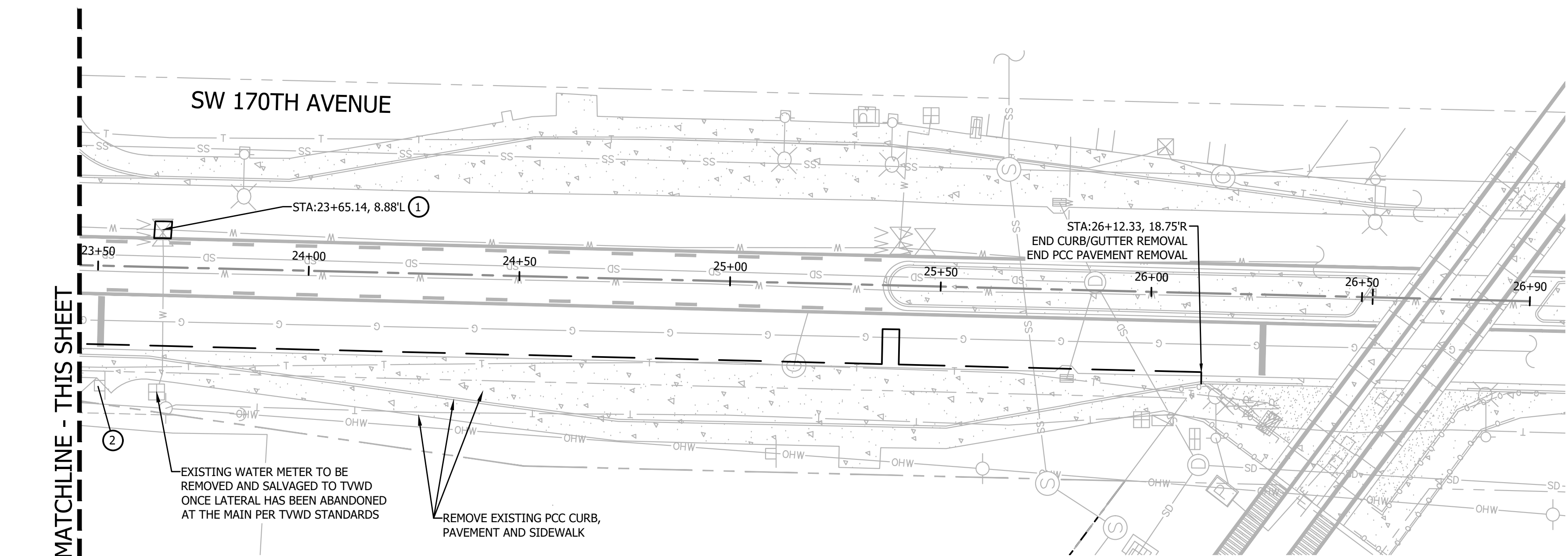
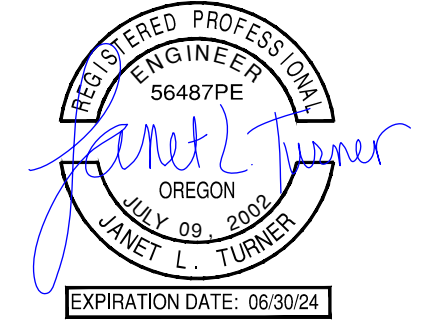


SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW BASELINE ROAD.
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CONSTRUCTION NOTES

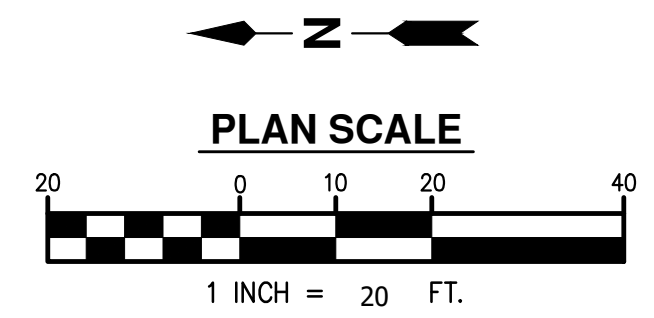
1. EXISTING WATER SERVICE TO BE CUT/CAPPED AND DISCONNECTED PER TVWD STANDARDS. SALVAGE METER TO TVWD AND COORDINATE REMOVAL WITH TVWD AT LEAST 10 DAYS PRIOR TO WORK.
2. REMOVE EXISTING ROAD SIGN AND POST, STORE FOR REINSTALLATION IN NEW LOCATION. REFER TO SHEETS C400.0 - C400.2 FOR NEW SIGN LOCATION AND INSTALLATION REQUIREMENTS.
3. EXCAVATE AND REMOVE EXISTING INLET AND CAP PIPE END. PLUG INVERT IN THE DOWNSTREAM MANHOLE.



NO.	REVISION

ELMONICA APARTMENTS
 17160 W BASELINE RD
 WASHINGTON COUNTY
SW 170TH AVENUE
DEMOLITION PLAN

PROJECT NUMBER
22-XXX
 SHEET NO.
3 OF 19
 SHEET TITLE
C100.2



GENERAL NOTES

GENERAL

1. ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE "ENGINEER OF RECORD". IF ERRORS OR OMISSIONS ARE FOUND AFTER THE PERMIT HAS BEEN ISSUED, THE PERMITTEE OR ITS CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD (JANET TURNER, OF JANET TURNER ENGINEERING, LLC, AT 541-510-0878) TO HAVE THE CORRECTIONS MADE. ALL CHANGES WILL REQUIRE THE APPROVAL OF THE ENGINEER PRIOR TO THE WORK BEGINNING.
2. THE CONTRACTOR SHALL HAVE AT ALL TIMES ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS & SPECIAL SPECIFICATIONS, WASHINGTON COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS, ODOT STANDARD CONSTRUCTION SPECIFICATIONS (CURRENT EDITION), AND ALL OTHER APPLICABLE SPECIFICATIONS BOOKS AND MANUALS. ELECTRONIC EQUIVALENT ARE ACCEPTABLE.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS AND THE APPLICABLE REQUIREMENTS OF THE WASHINGTON COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS AND ALL REVISIONS AND SPECIAL SPECIFICATIONS.
4. A PRECONSTRUCTION CONFERENCE WITH COUNTY STAFF AND AN APPROVED TEMPORARY TRAFFIC CONTROL PLAN (TTCP) (ISSUED IN CONJUNCTION WITH A STREET /SIDEWALK CLOSURE PERMIT) ARE REQUIRED BEFORE COMMENCING WORK. SEE PERMIT FOR SCHEDULING A PRECONSTRUCTION CONFERENCE AND ACQUISITION OF THE TTCP.
5. VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 76, BEING A BRASS DISK LOCATED AT THE SOUTHEAST CORNER OF THE D. ELLERSON DLC NO. 39 AT THE CENTERLINE-CENTERLINE INTERSECTION OF SW BANY ROAD AND SW 179TH AVENUE. ELEVATION = 329.31 (NGVD29)
6. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503.232.1987). IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL (811 OR 1-800-332-2344).

UTILITIES

7. UTILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY AND ARE NOT AUTHORIZED FOR INSTALLATION UNDER THE FACILITIES PERMIT. PRIVATE AND PUBLIC UTILITY COMPANIES ARE REQUIRED TO SECURE SEPARATE UTILITY PERMITS FROM THE WASHINGTON COUNTY FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
8. COORDINATION OF ALL UTILITY RELOCATES, REMOVALS, OR INSTALLATION WITHIN THE LIMITS OF WORK IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR.

STREET PAVEMENT

9. ALL MANHOLE LIDS AND VALVE BOXES SHALL BE ADJUSTED TO FINISHED STREET GRADE.
10. THE STREET INSPECTOR WILL MAKE THE FINAL DETERMINATION OF THE LIMITS OF PAVEMENT RESTORATION, INCLUDING SAWCUT LINES AND SKIN PATCHING. THE PERMITTEE/CONTRACTOR SHALL CONSULT WITH THE STREET INSPECTOR PRIOR TO SAWCUTTING OR DEMOLISHING OF PAVEMENT.
11. SAWCUTS SHALL BE STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT AND ALL NEW PAVEMENT JOINTS SHALL BE SAND SEALED.
12. EXISTING PAVEMENT SECTION WIDTHS OF 2 FEET OR LESS BETWEEN PROPOSED SAWCUT AND EXISTING PAVEMENT EDGE (I.E. UTILITY TRENCH REPAIR), SHALL BE RESTORED AS DIRECTED IN THE WASHINGTON COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS.
13. PAVEMENT SECTION SHALL BE AS SHOWN ON THE STREET TYPICAL SECTION(S) OR MATCH EXISTING PAVEMENT IF EXISTING IS A THICKER SECTION.
14. COMPACTION OF THIN PAVEMENTS, WHERE A NOMINAL COMPACTED THICKNESS OF A COURSE OF ACP WILL BE LESS THAN 2 INCHES, MAY REQUIRE DENSITY TESTING AT THE DIRECTION OF WASHINGTON COUNTY INSPECTION.
15. WASHINGTON COUNTY ONLY ACCEPTS HOT MIX ASPHALT CONCRETE (HMAC). WASHINGTON COUNTY INSPECTION MAY ACCEPT THE USE OF WARM MIX (WMAC) UPON REQUEST. THE USE OF RECYCLED ASPHALT SHINGLES (RAS) IS PROHIBITED.

CURBS, SIDEWALKS, AND DRIVEWAYS

16. UTILITY LIDS, MANHOLE COVERS, VALVE COVERS (THAT ARE NOT SHOWN ON THESE CONSTRUCTION DRAWINGS). THEY MUST BE PLACED IN THE SIDEWALK IF THE PROPER WASHINGTON COUNTY UTILITY PERMIT HAS BEEN SECURED.
17. FULL HEIGHT CURBS SHALL BE CONSTRUCTED AT ALL LOCATIONS UNLESS A NEW DRIVEWAY IS CONSTRUCTED AT THE SAME TIME AS THE CURB.
18. ALL SIDEWALK CONTRACTION JOINTS SHALL BE PER SECTION 00759.49 - "CONTRACTION JOINTS" OF THE OREGON STANDARD CONSTRUCTION SPECIFICATION AND AS DETAILED HEREIN.
19. NO FUTURE DRIVEWAYS SHALL BE CONSTRUCTED UNLESS THERE IS A BUILDING PERMIT ISSUED FOR AN ON-SITE PARKING SPACE.
20. USE ONLY APPROVED DETECTABLE WARNING DEVICES FROM THE COUNTY'S OR ODOT'S CONSTRUCTION PRODUCTS LIST (CPL).

TRAFFIC AND PARKING CONTROL

21. THE CONTRACTOR SHALL HAVE ACQUIRED AN APPROVED TEMPORARY TRAFFIC CONTROL PLAN (TTCP) PRIOR TO CLOSURE OF ANY STREET OR SIDEWALK. PROVIDE THE STREET INSPECTOR A COPY (PAPER OR ELECTRONIC) OF THE TTCP. CHANGES TO THE TTCP WILL REQUIRE A REVISION TO THE STREET/SIDEWALK CLOSURE PERMIT.
22. THE CONTRACTOR SHALL NOT REMOVE OR COVER ANY TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, OR BARRICADES THAT ARE NOT IDENTIFIED ON THE APPROVED TEMPORARY TRAFFIC CONTROL PLAN.
23. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES (INCLUDING BUT NOT LIMITED TO THE FOLLOWING - SIGNS, PAVEMENT MARKINGS, AND BARRICADES) UNTIL THE PERMANENT TRAFFIC CONTROL DEVICES ARE INSTALLED.
24. WHEN WORK INTERFERES WITH THE OPERATION OF A TRIMET BUS OR BUS STOP, CONTACT TRIMET (503-962-4949) A MINIMUM OF 24 DAYS PRIOR TO CLOSING OR DISRUPTING TRIMET'S OPERATION.
25. THE CONTRACTOR SHALL INSTALL OR REINSTALL ALL PERMANENT TRAFFIC CONTROL SIGNING, CURB AND PAVEMENT MARKINGS, AND BARRICADES.
26. THE CONTRACTOR SHALL SUBMIT MATERIALS LIST FOR APPROVAL 14 DAYS PRIOR TO INSTALLING PERMANENT TRAFFIC CONTROL SIGNING, CURB AND PAVEMENT MARKINGS, AND BARRICADES.
27. ALL NEW SIGN MATERIALS SHALL COMPLY WITH THE WASHINGTON COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS, AND AS DETAILED HEREIN.
28. ALL CURB AND PAVEMENT MARKING MATERIALS SHALL BE ON THE COUNTY'S CONSTRUCTION PRODUCTS LIST (CPL) OR THE STATE'S QUALIFIED PRODUCTS LIST (QPL). ALL MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS APPROVED APPLICATION PROCEDURE.
29. ALL LONGITUDINAL LINE WORK TO BE METHOD B (NON-PROFILE) EXTRUDED THERMOPLASTIC, 120 MILS THICK AND AS DETAILED HEREIN.
30. ALL TRANSVERSE LINE WORK, LEGENDS, SYMBOLS, AND ARROWS SHALL BE TYPE "B-HS" PREFORMED THERMOPLASTIC. BIKE LANE STENCILS, GREEN BICYCLE LANE MARKINGS, AND BIKE PATH RAILROAD MARKINGS SHALL BE 90 MILS THICK. ALL OTHER TRANSVERSE PAVEMENT MARKINGS SHALL BE 120-125 MILS THICK AND AS DETAILED HEREIN.
31. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY CURB OR PAVEMENT MARKINGS DAMAGED, WORN OUT OR REMOVED DUE TO CONTRACTOR'S OPERATION.

TREES

32. ALL TREE REMOVAL SHALL COMPLY WITH THE FEDERAL MIGRATORY BIRD TREATY ACT. SEE THE SPECIAL PROVISIONS FOR REQUIREMENTS PRIOR TO CUTTING OF ANY TREE.

EROSION CONTROL

33. EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON THIS PROJECT. IMPLEMENTATION OF THE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE OR ITS AGENT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED. THE PERMITTEE OR ITS AGENT SHALL PROVIDE INLET PROTECTION TO DOWNSTREAM INLETS FROM THE SITE PER CLEAN WATER SERVICES' EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
34. CONSTRUCTION OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH OAR 340-41-55 AND THE CLEAN WATER SERVICES' EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND PER SITE DEVELOPMENT PERMIT ISSUED BY CWS.
35. THE PERMITTEE OR ITS AGENT SHALL CLEARLY MARK WITH SURVEY FLAGGING THE CLEARING LIMITS OF THE WORK ZONE SHOWN ON THIS PLAN PRIOR TO BEGINNING EARTHWORK. DURING CONSTRUCTION, THE PERMITTEE OR ITS AGENT SHALL MAINTAIN THE MARKED CLEARING LIMITS AND SHALL NOT DISTURB THE AREAS OUTSIDE OF THE WORK ZONE.
36. INSTALL A "GRAVEL CONSTRUCTION ENTRANCE" AT EACH POINT OF ENTRY TO THE CONSTRUCTION SITE PER APPROVED ESC PLANS AND PERMIT DOCUMENTS.

NOTES TO CONTRACTOR

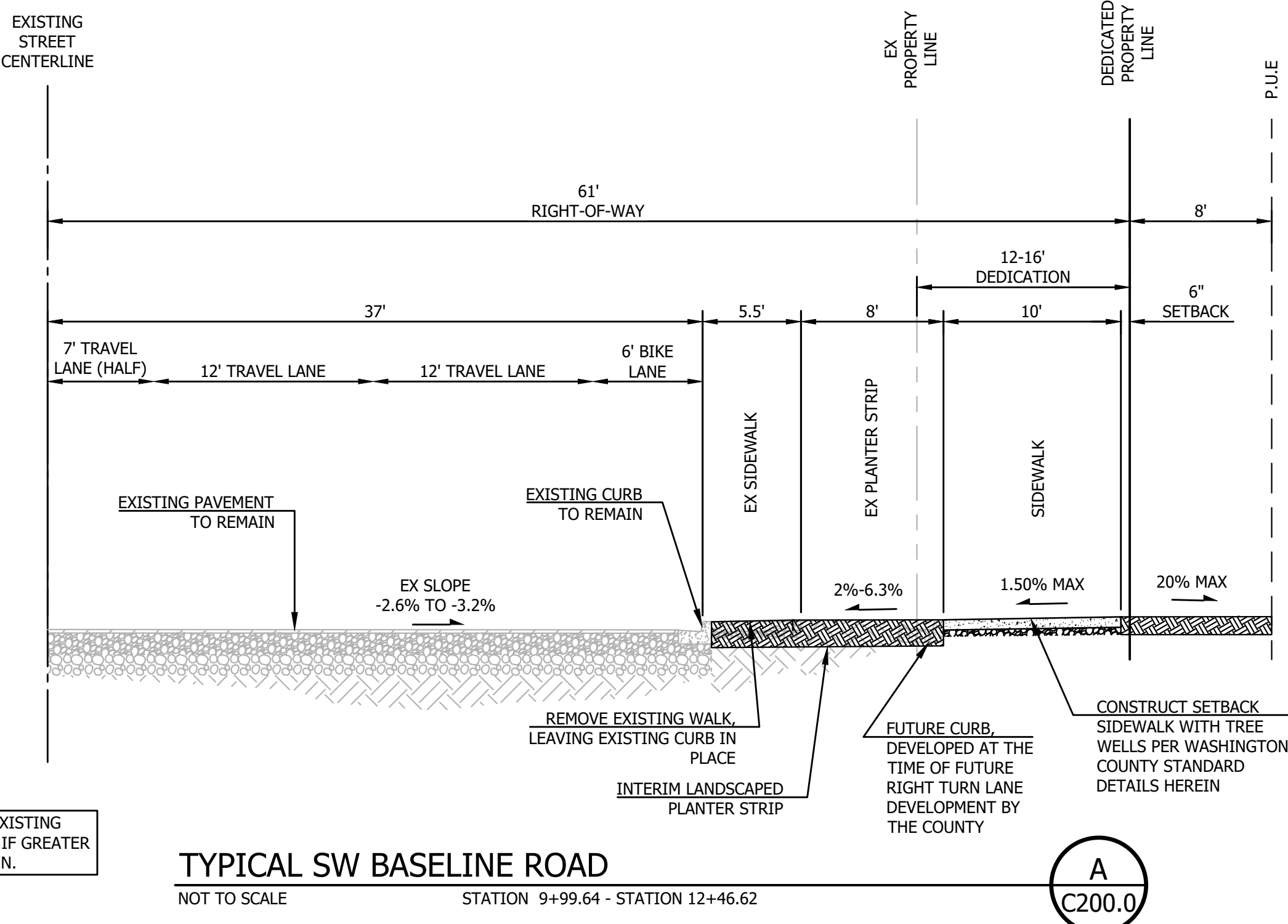
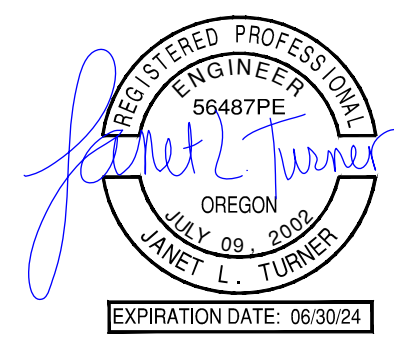
37. ESTABLISH AND MAINTAIN WORK ZONE TRAFFIC CONTROL IN COMPLIANCE WITH THE OREGON TEMPORARY TRAFFIC CONTROL HANDBOOK FOR OPERATIONS OF THREE DAYS OR LESS (DECEMBER 2011) ANY TIME VEHICLE OR PEDESTRIAN TRAFFIC IS INFLUENCED BY THE WORK. FOR WORK REQUIRING DEVICES IN PLACE LONGER THAN THREE (3) DAYS, A SITE SPECIFIC TRAFFIC CONTROL PLAN BASED ON THE PRINCIPLES IN PART 6 OF THE MUTCD, THE OREGON SUPPLEMENT AND ODOT'S 2015 STANDARD DRAWINGS TM800 - TM871, IS REQUIRED. ALL TRAFFIC CONTROL DEVICES SHALL MEET OR EXCEED THE NCHRP 350 REQUIREMENTS FOR CRASH WORTHINESS. COMPLETED SIGNAL SHUT DOWN REQUESTS MUST BE RECEIVED BY THE COUNTY A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY PROPOSED SIGNAL SHUT DOWN.
38. ACCOMMODATE ALL ROAD USERS AT ALL TIMES INCLUDING MOTORISTS, BICYCLISTS, PEDESTRIANS, AND THOSE WITH DISABILITIES OR IMPAIRMENTS. INSTALL AND MAINTAIN ADDITIONAL TEMPORARY SIGNING AND TRAFFIC CONTROL DEVICES FOR THE CONTROL OF NON-MOTORIZED VEHICLES AND PEDESTRIANS WHERE A REASONABLE VOLUME OF THESE USERS ARE EXPECTED AND WHERE WORK IS EXPECTED TO LAST LONGER THAN ONE HOUR. MAINTAIN SAFE ACCESSIBILITY OR PROVIDE SUITABLE ALTERNATE ROUTES IN, THROUGH, OR AROUND WORK AREAS.
39. WORK ZONE TRAFFIC CONTROL STANDARDS: WHEN DESIGNING, APPLYING, INSTALLING, MAINTAINING, INSPECTING AND REMOVING TRAFFIC CONTROL DEVICES, USE AND FOLLOW THE MOST CURRENT VERSIONS IN EFFECT OF THE FOLLOWING:
 - A. OREGON DEPARTMENT OF TRANSPORTATION (ODOT) "SIGN POLICY AND GUIDELINES FOR THE STATE HIGHWAY SYSTEM".
 - B. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - C. FHWA "STANDARD HIGHWAY SIGNS" MANUAL.
 - D. ODOT "OREGON TEMPORARY TRAFFIC CONTROL HANDBOOK FOR OPERATIONS OF 3 DAYS OR LESS" WHEN DIRECTED BY THE ENGINEER ONLY FOR MOBILE PAVEMENT MARKING OPERATIONS OR SURVEYING WORK, AVAILABLE ON THE ODOT TRAFFIC CONTROL PLANS UNIT WEBSITE (SEE 00110.05(E)).
 - E. ODOT "OREGON PORTABLE CHANGEABLE MESSAGE SIGN HANDBOOK", AVAILABLE ON THE ODOT TRAFFIC CONTROL PLANS UNIT WEBSITE ODOT "TRAFFIC CONTROL PLANS DESIGN MANUAL", AVAILABLE ON THE ODOT TRAFFIC CONTROL PLANS UNIT WEBSITE.
40. THE CONTRACTOR, AT THE TIME OF MEETING WITH COUNTY INSPECTION STAFF FOR A PRE-CONSTRUCTION MEETING, SHALL PROVIDE THEIR WORK TRAFFIC CONTROL PLAN.
41. A COUNTY ROAD CLOSURE WILL NOT BE PERMITTED WITHOUT A SEPARATE ROAD CLOSURE PERMIT THROUGH TRAFFIC ENGINEERING. ([HTTPS://WWW.CO.WASHINGTON.OR.US/LUT/DIVISIONS/TRAFFICENGINEERING/PERMITS/](https://www.co.washington.or.us/LUT/DIVISIONS/TRAFFICENGINEERING/PERMITS/))

NOTE TO CONTRACTOR:
 CONTRACTOR SHALL SCHEDULE/NOTIFY WASHINGTON COUNTY FOR ALL HOLD POINT INSPECTIONS 24 HOURS IN ADVANCE. HOLD POINT INSPECTIONS SHALL BE SCHEDULED USING THE INSPECTION REQUEST LINE. GO TO WWW.WASHCOORACA.COM TO CREATE AN ACA ACCOUNT TO SCHEDULE INSPECTIONS. INSPECTION REQUEST (24HOURS) PHONE: 503-846-3699 OR ONLINE: [HTTP://WWW.CO.WASHINGTON.OR.US/PIRO](http://WWW.CO.WASHINGTON.OR.US/PIRO).

WET WEATHER PAVEMENT SECTION:
 AT THE DIRECTION OF THE COUNTY AND/OR THE PROJECT GEOTECHNICAL ENGINEER, PAVEMENT EXCAVATION AND SECTION TO BE INCREASED TO INCLUDE A "X" DEPTH OF STABILIZATION AGGREGATE, PLACED IN SINGLE "X" LIFT OVER SUBGRADE GEOTEXTILE, AND COMPACTED TO A FIRM CONDITION PRIOR TO PLACING PAVEMENT AGGREGATE BASE, SECTION AS NOTED HEREIN.

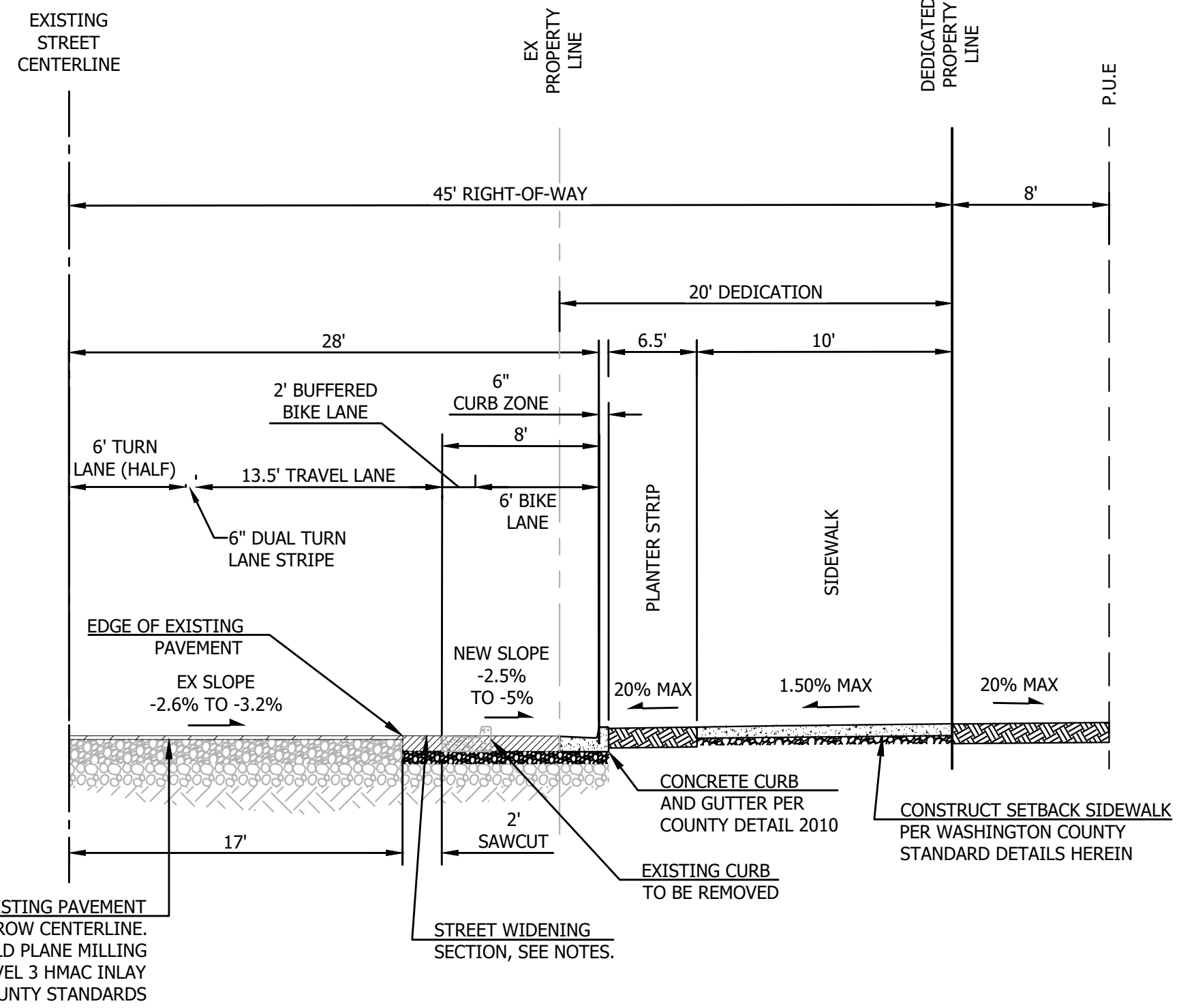
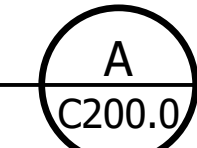
NOTE: MATCH THE EXISTING PAVEMENT SECTION IF GREATER THAN SHOWN HEREIN.

NOTE:
 WHERE APPROVED BY THE COUNTY INSPECTOR DURING CONSTRUCTION: GRIND AND INLAY AFTER "T" CUT PATCH BACKS, MILL 2" DEPTH AND MACHINE LAY HOT MIX WITH THE ASSOCIATED ROAD WORK. FINAL DETERMINATION OF MILL & FILL AREA IS AT THE DISCRETION OF THE COUNTY INSPECTOR.
 PAVING GEOTEXTILE MAY BE REQUIRED BY INSPECTION STAFF ON THE BOTTOM OF THE FINAL TWO INCH LIFT AT ANY JOINTS BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT SECTIONS. THE PAVING GEOTEXTILE SHOULD CONSIST OF PROPEX PETOMAT 4598 OR PETOTAC 4591 OR AN APPROVED EQUIVALENT. THE MANUFACTURER RECOMMENDS THAT THE PAVEMENT GEOTEXTILE OVERLAP THE NEW AND EXISTING PAVEMENT SECTIONS BY THREE INCHES ON EACH SIDE OF THE JOINT, AS LONG AS THE JOINT IS LESS THAN 1/8" WIDE. PAVING GEOTEXTILE SHOULD ALSO BE PLACED OVER ANY CRACKS THAT ARE OBSERVED IN THE EXISTING PAVEMENT AFTER MILLING AND BEFORE PLACEMENT OF THE NEW OVERLAY. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR JOINTS/CRACKS WIDER THAN 1/8".



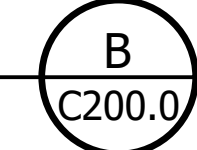
TYPICAL SW BASELINE ROAD

NOT TO SCALE STATION 9+99.64 - STATION 12+46.62



TYPICAL SW 170TH AVENUE

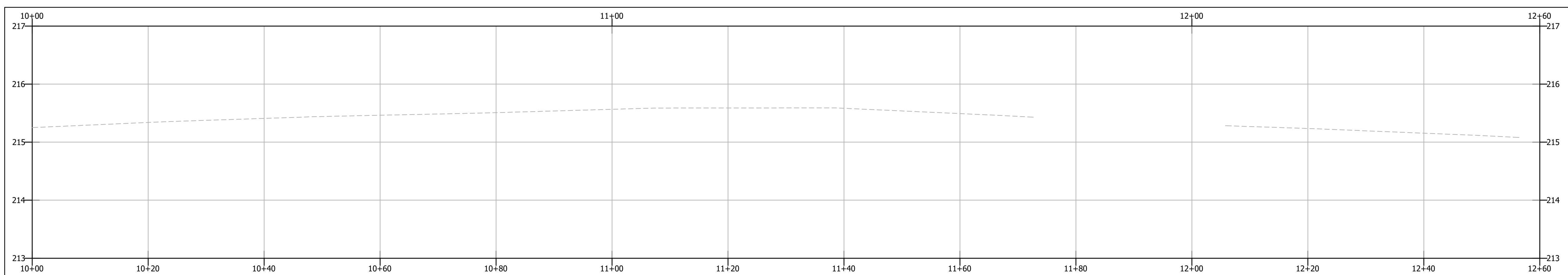
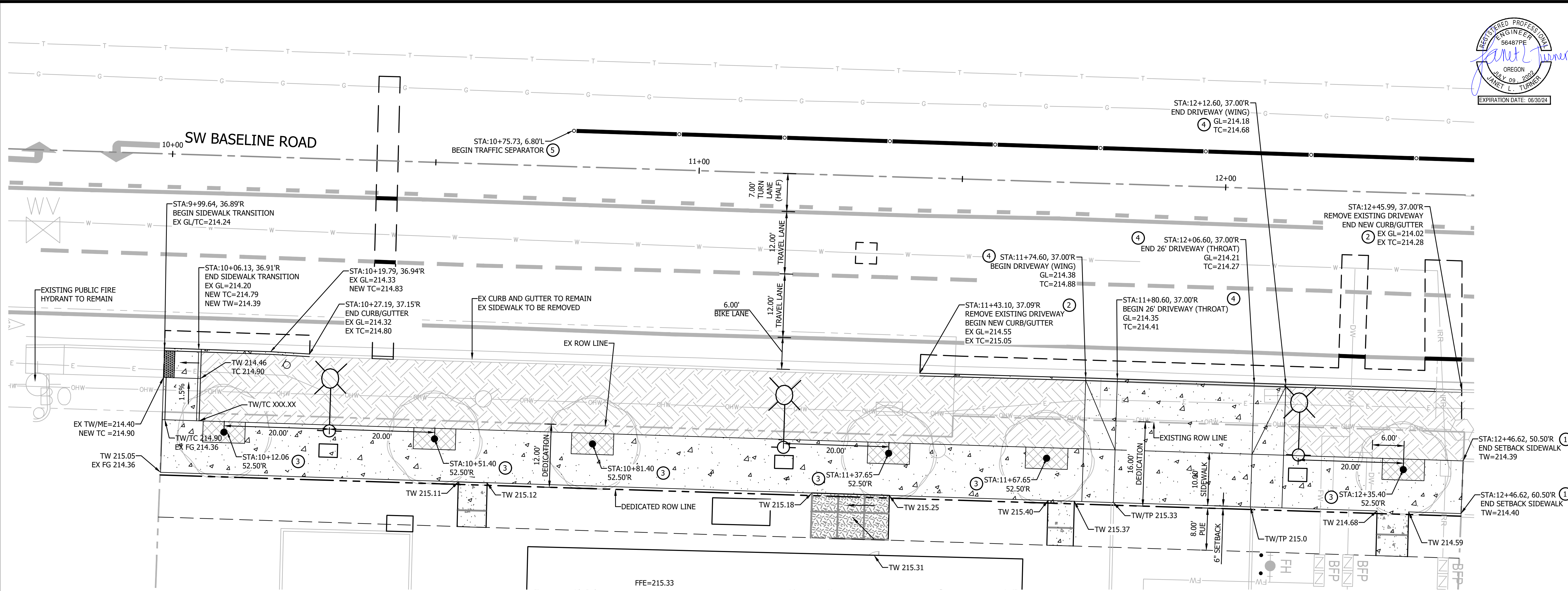
NOT TO SCALE STATION XX - STATION XX



NO.	REVISION

ELMONICA APARTMENTS
 17160 W BASELINE RD
 WASHINGTON COUNTY
GENERAL NOTES AND STREET SECTIONS

PROJECT NUMBER
22-XXX
 SHEET NO.
 4 OF 19
 SHEET TITLE
C200.0



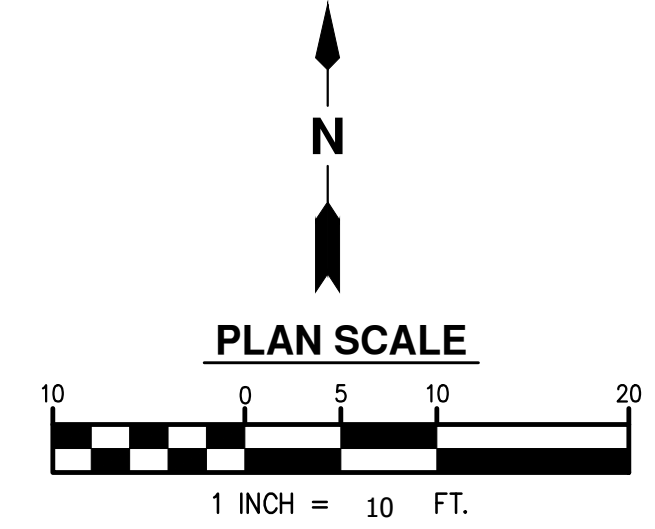
PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=1'

SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW BASELINE ROAD.
2. REFER TO SHEET C100.0 FOR CIVIL AND SURVEY LEGENDS.
3. REFER TO SHEETS C100.1 AND 100.2 FOR DEMOLITION REQUIRED IN THE PUBLIC RIGHT OF WAY.

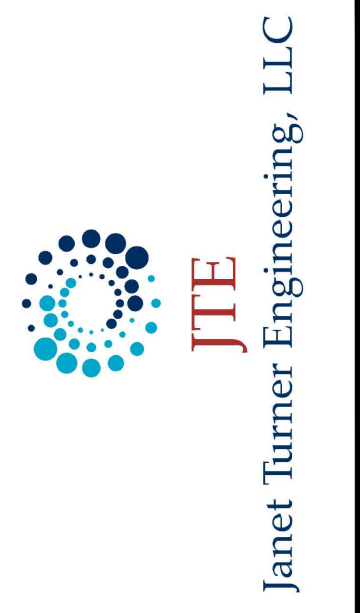
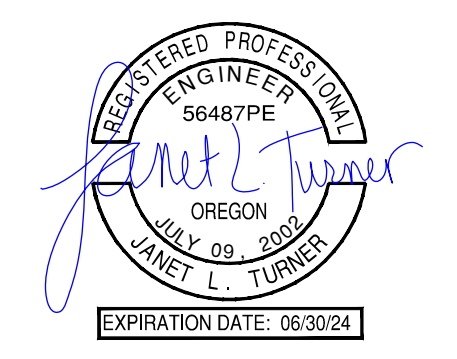
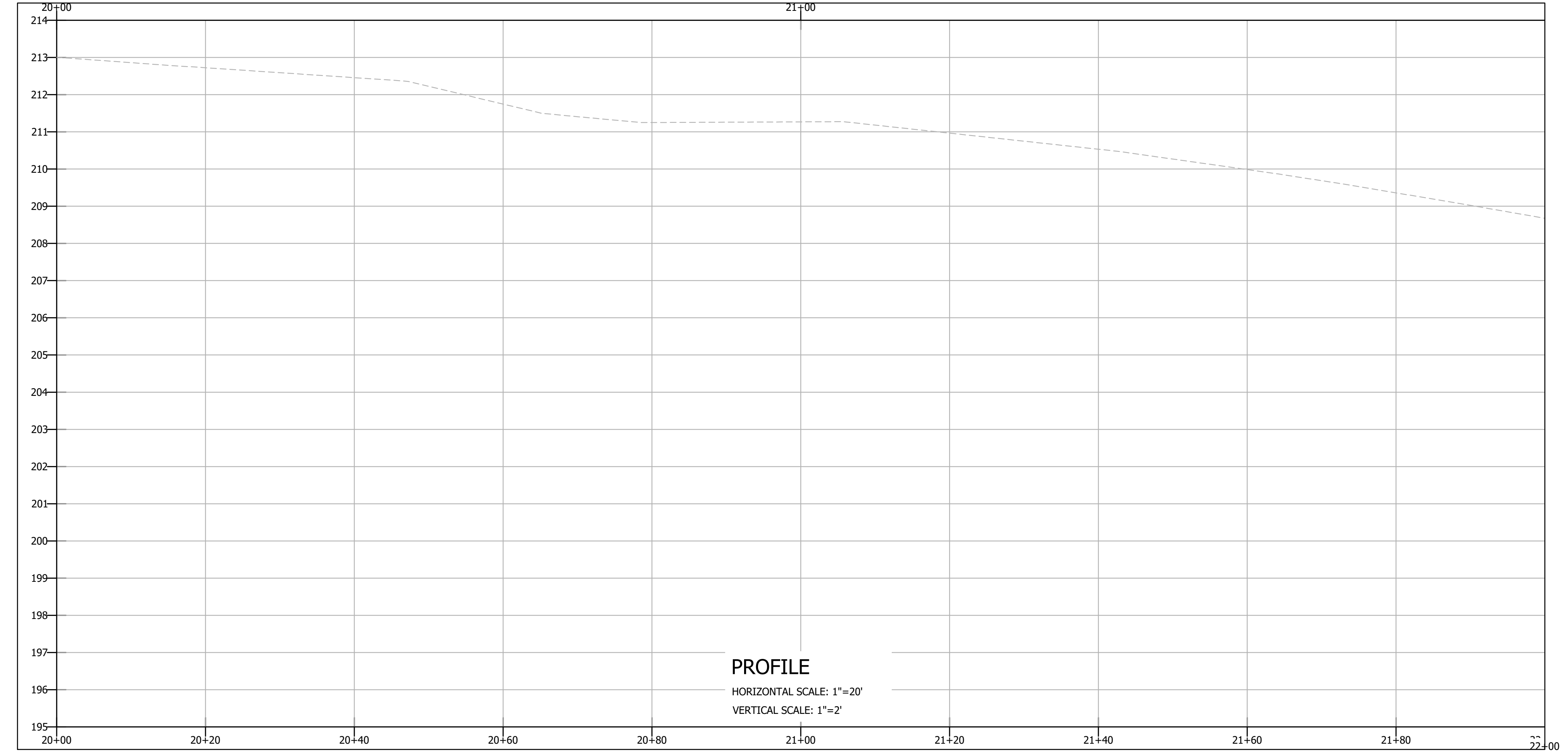
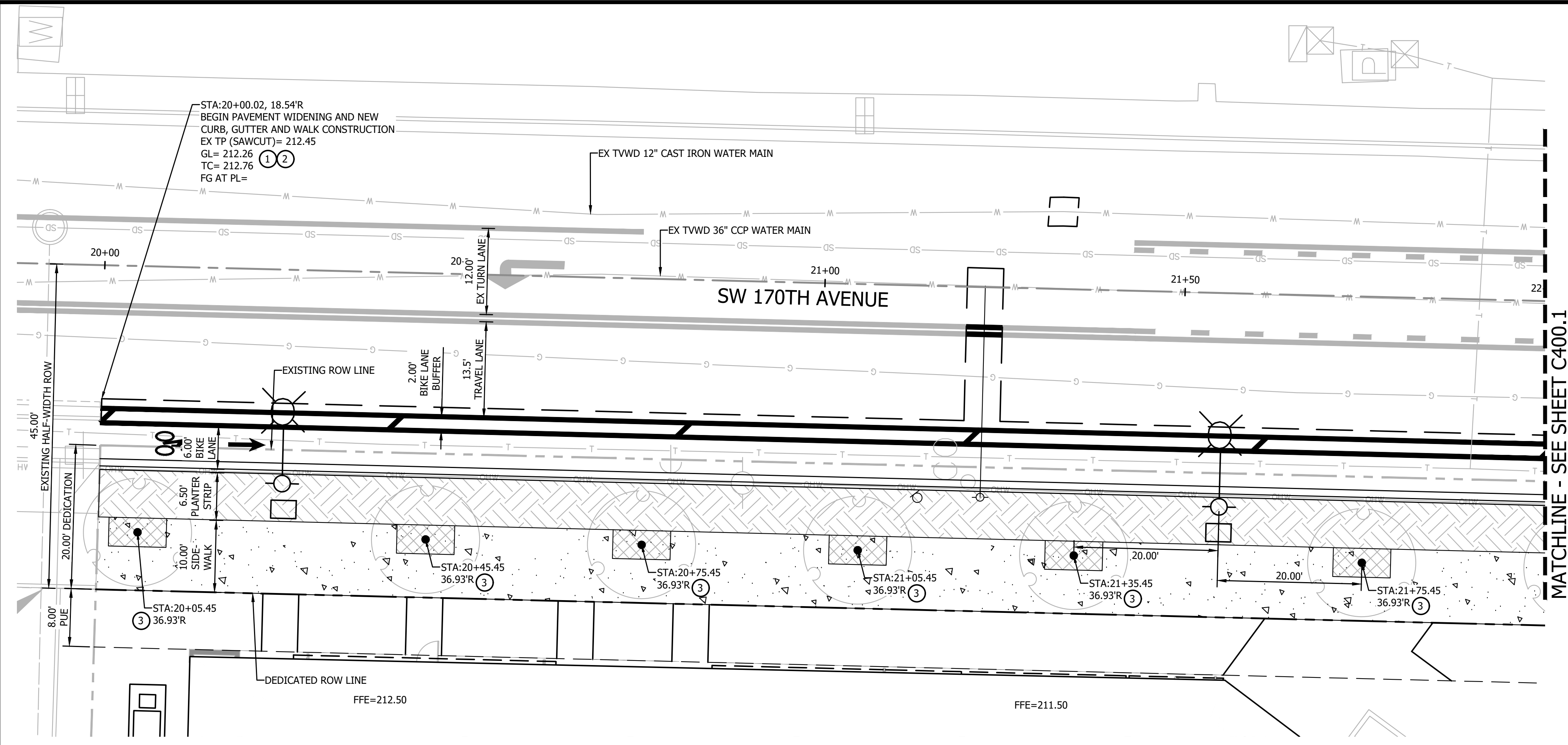
CONSTRUCTION NOTES

1. CONSTRUCT PCC SIDEWALK PER COUNTY STD DETAIL 2110.
2. CONST CURB AND GUTTER PER COUNTY STD DETAIL 2010 AND PAVEMENT SECTION PER SECTION A, SHEET C200.0.
3. INSTALL (6) CERCIS CANADENSIS SPECIES TREE, WITH ROOT BARRIER. IN THE LOCATION SHOWN. 4' X 8' TREE WELL AND TREE INSTALLATION SHALL BE PER COUNTY STD DETAIL XXXX.
4. CONST NEW CONCRETE COMMERCIAL DRIVEWAY PER COUNTY STD DETAIL 1040.
5. INSTALL 16-INCH WIDE TYPE B TRAFFIC SEPARATOR ON EXISTING ASPHALT PAVEMENT WITH TUBULAR MARKERS SPACED AT 20 FEET ON CENTER, PER COUNTY DETAIL 2300. EXTEND CONSTRUCTION OF THE SEPARATOR TO THE EAST, TERMINATING AT THE EXISTING STOP BAR OF THE INTERSECTION AND ENSURE CONSTRUCTION OF SEPARATOR IS ALIGNED WITH NORTHERN PAINTED STRIPE OF CENTER TURN/LEFT TURN LANE.



NO.	REVISION

ELMONICA APARTMENTS
 17160 W BASELINE RD
 WASHINGTON COUNTY
W BASELINE ROAD
PLAN AND PROFILE



SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW 170TH AVENUE.
2. REFER TO SHEET C100.0 FOR CIVIL AND SURVEY LEGENDS.
3. REFER TO SHEETS C100.1 AND 100.2 FOR DEMOLITION REQUIRED IN THE PUBLIC RIGHT OF WAY.

CONSTRUCTION NOTES

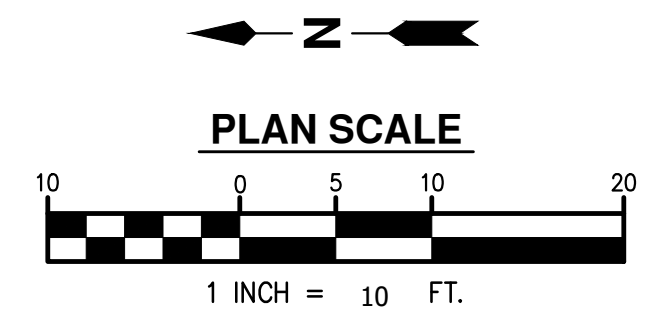
1. CONSTRUCT 10-FOOT WIDE SETBACK PCC SIDEWALK PER COUNTY STD DETAIL 2110.
2. CONSTRUCT NEW CURB AND GUTTER PER COUNTY STD DETAIL 2010 AND PAVEMENT SECTION PER SECTION B, SHEET C200.0.
3. INSTALL (6) FRAXINUS OXYCARPA "GOLDEN DESERT" SPECIES TREE, WITH ROOT BARRIER, IN THE LOCATION SHOWN WITHIN THE PUE. TREE INSTALLATION PER COUNTY STD DETAIL XXX.

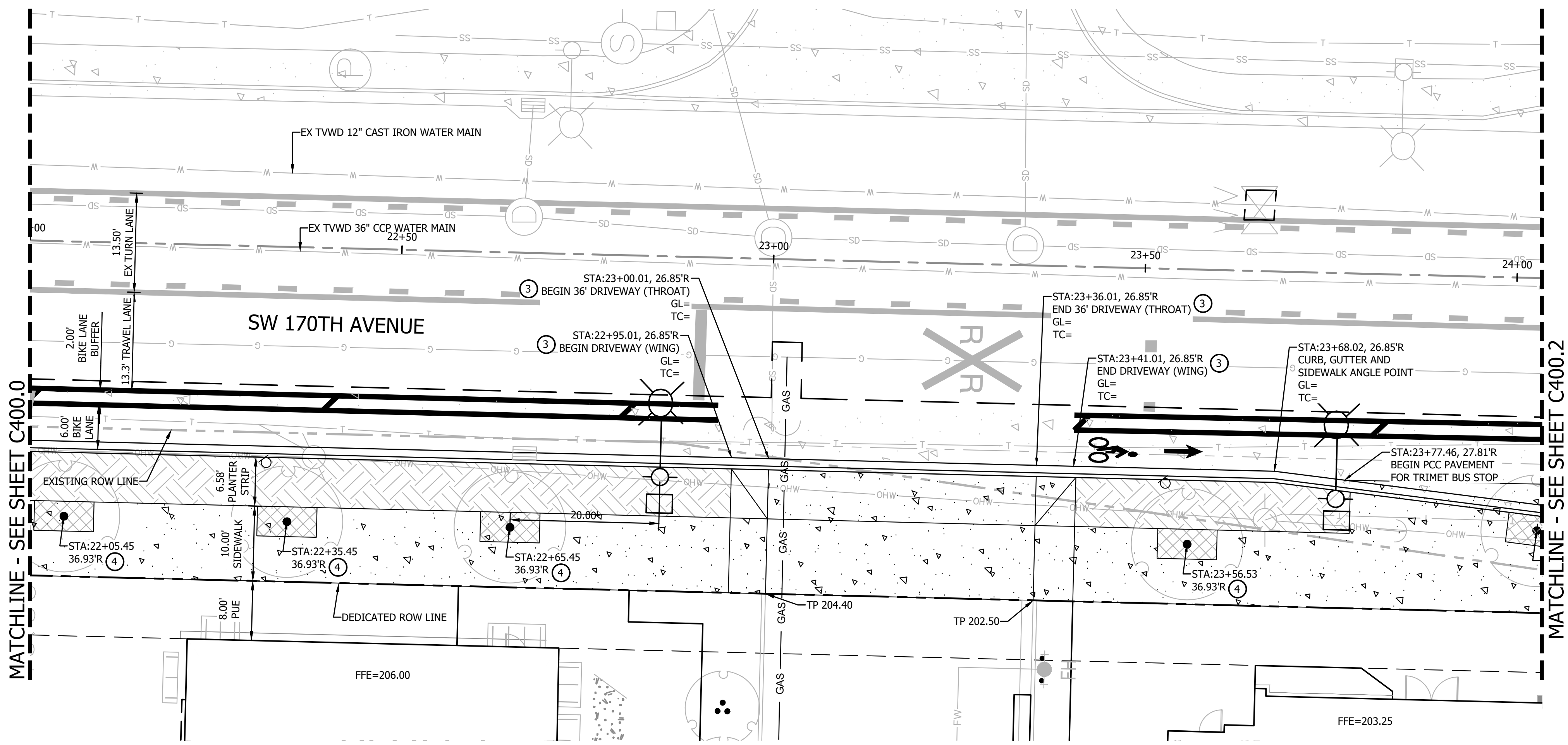
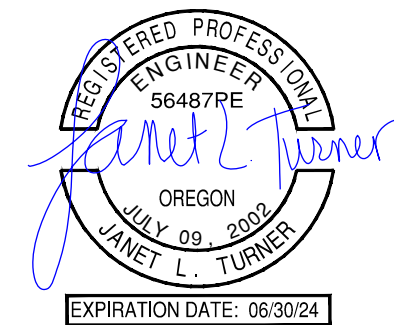


NO.	REVISION

ELMONICA APARTMENTS
 17160 W BASELINE RD
 WASHINGTON COUNTY
 SW 170TH AVENUE
 PLAN AND PROFILE

PROJECT NUMBER
22-XXX
 SHEET NO.
 6 OF 19
 SHEET TITLE
C400.0



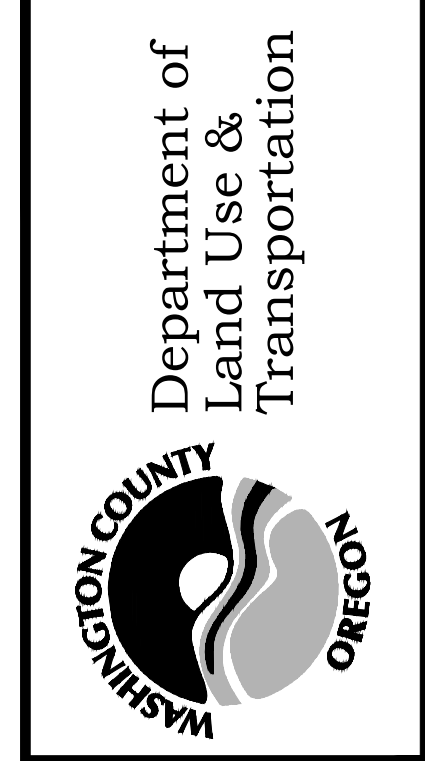
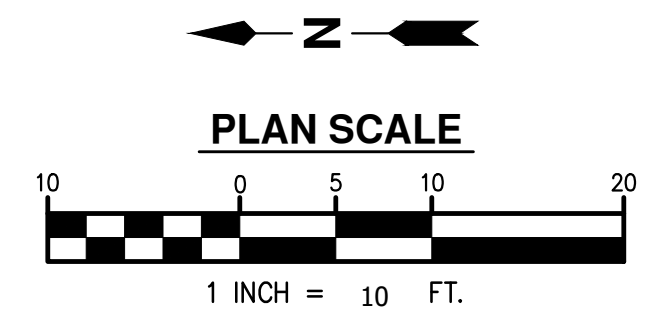
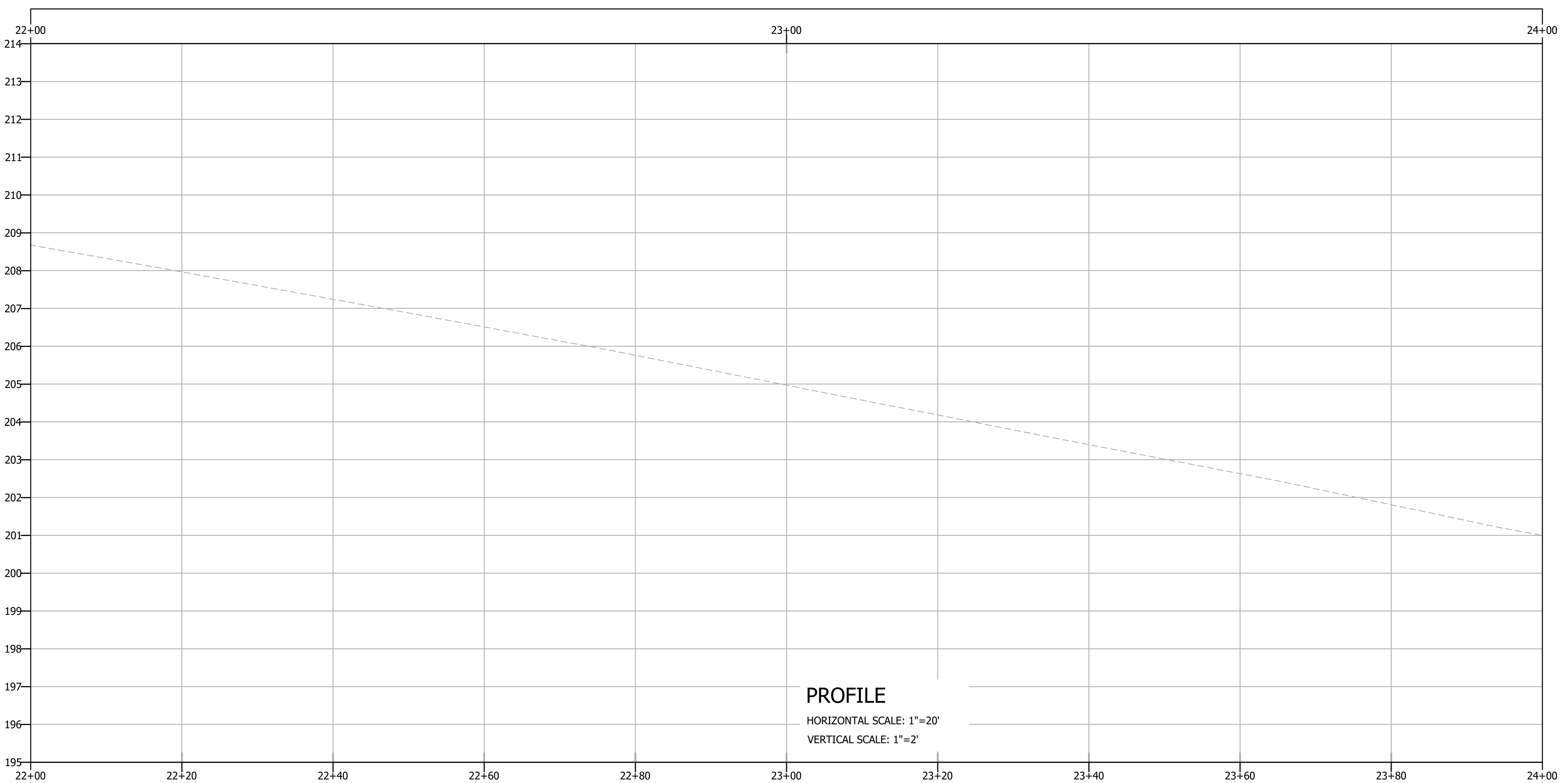


SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW 170TH AVENUE.
2. REFER TO SHEET C100.0 FOR CIVIL AND SURVEY LEGENDS.
3. REFER TO SHEETS C100.1 AND 100.2 FOR DEMOLITION REQUIRED IN THE PUBLIC RIGHT OF WAY.

CONSTRUCTION NOTES

1. CONSTRUCT PCC SIDEWALK PER COUNTY STD DETAIL 2110.
2. CONSTRUCT NEW CURB AND GUTTER PER COUNTY STD DETAIL 2010 AND PAVEMENT SECTION B, SHEET C200.0.
3. CONSTRUCT NEW CONCRETE COMMERCIAL DRIVEWAY PER COUNTY STD DETAIL 1040.
4. INSTALL (4) FRAXINUS OXYCARPA "GOLDEN DESERT" SPECIES TREE, WITH ROOT BARRIER, IN THE LOCATION SHOWN WITHIN THE PUE. TREE INSTALLATION PER COUNTY STD DETAIL XXX.



NO.	REVISION

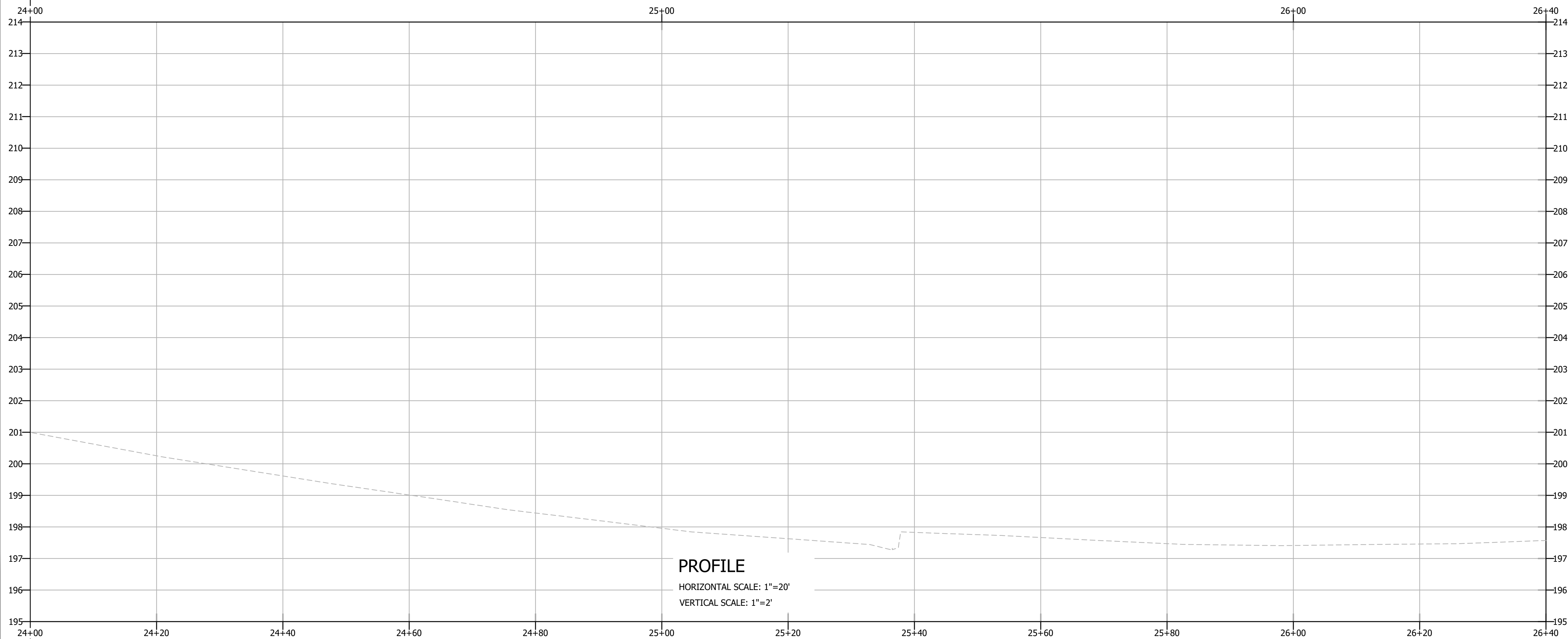
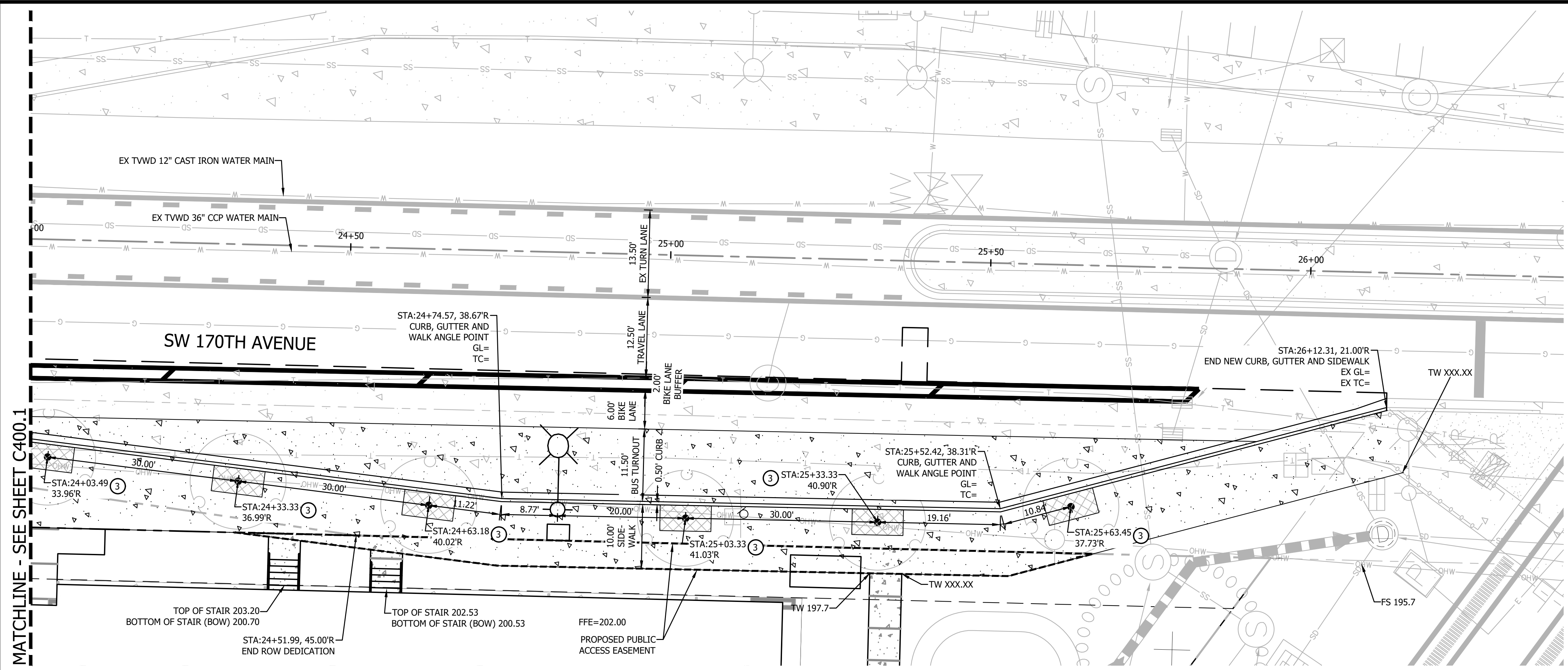
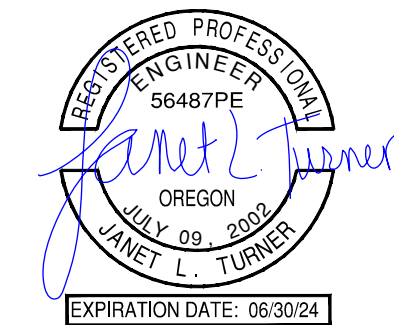
ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY

**SW 170TH AVENUE
PLAN AND PROFILE**

PROJECT NUMBER
22-XXX

SHEET NO.
7 OF 19

SHEET TITLE
C400.1



SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW 170TH AVENUE.
2. REFER TO SHEET C100.0 FOR CIVIL AND SURVEY LEGENDS.
3. REFER TO SHEETS C100.1 AND 100.2 FOR DEMOLITION REQUIRED IN THE PUBLIC RIGHT OF WAY.

CONSTRUCTION NOTES

1. CONSTRUCT PCC SIDEWALK PER COUNTY STD DETAIL 2110.
2. CONSTRUCT NEW CURB AND GUTTER PER COUNTY STD DETAIL 2010 AND PAVEMENT SECTION PER DETAIL, SHEET C2 (GENERAL NOTES & STREET SECTION).
3. INSTALL (6) FRAXINUS OXYCARPA "GOLDEN DESERT" SPECIES TREE, WITH ROOT BARRIER, IN THE LOCATION SHOWN WITHIN THE PUE. TREE INSTALLATION PER COUNTY STD DETAIL XXX.

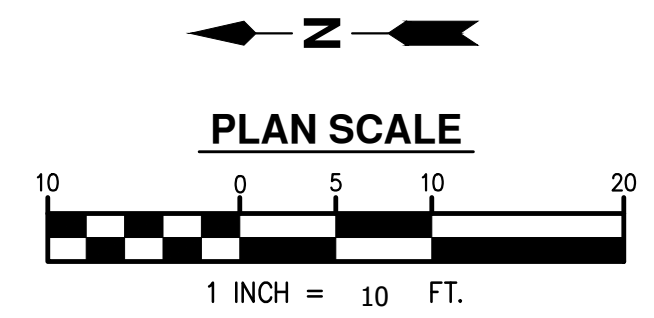
MATCHLINE - SEE SHEET C400.1

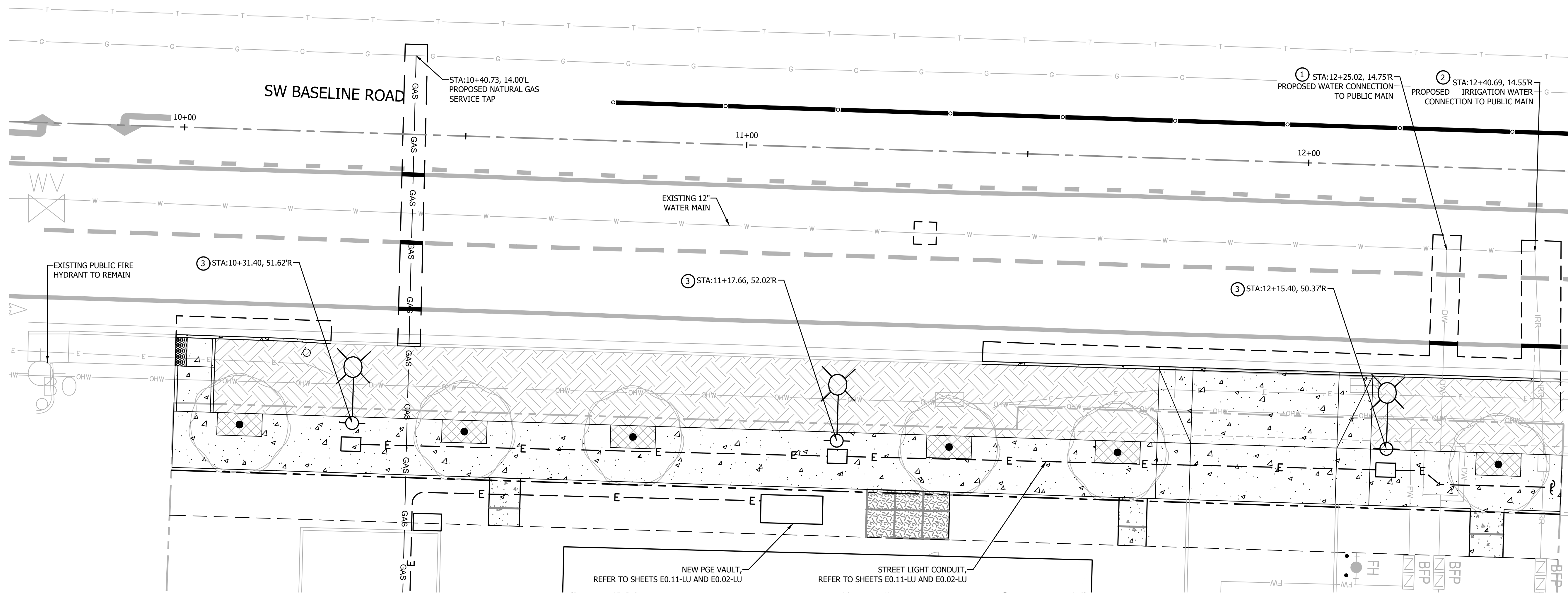
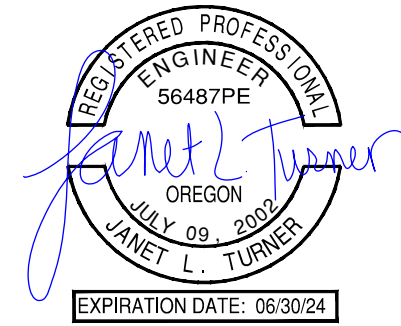
NO.	REVISION

ELMONICA APARTMENTS
 17160 W BASELINE RD
 WASHINGTON COUNTY

SW 170TH AVENUE
PLAN AND PROFILE

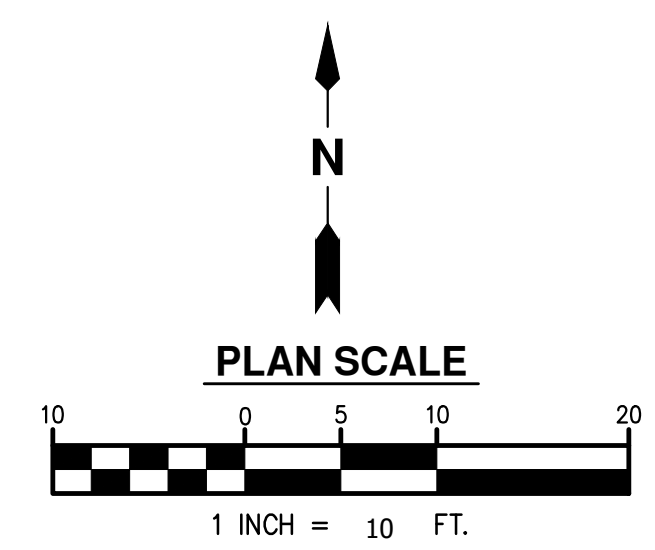
PROJECT NUMBER
22-XXX
 SHEET NO.
 8 OF 19
 SHEET TITLE
C400.2





SHEET NOTES

- 1.
- CONSTRUCTION NOTES
1. PROPOSED X" WATER SERVICE CONNECTION WITH X" METER, X" DOMESTIC WATER AND X" FIRE SPRINKLER SERVICE CONFIGURED AS SHOWN. TAP AND SERVICE CONSTRUCTION SHALL BE PER SEPARATE PLUMBING PERMIT. COORDINATE WORK WITH TVWD AND/OR CITY OF BEAVERTON. BACKFLOW PREVENTION ASSEMBLIES LOCATED JUST INSIDE THE PROPERTY, REFER TO PRIVATE BUILDING PERMIT PLANS FOR CONTINUATION OF THE SERVICES.
 2. PROPOSED X" WATER SERVICE CONNECTION WITH X" METER FOR X" IRRIGATION SUPPLY CONFIGURED AS SHOWN. TAP AND SERVICE CONSTRUCTION SHALL BE PER SEPARATE PLUMBING PERMIT. COORDINATE WORK WITH TVWD AND/OR CITY OF BEAVERTON. BACKFLOW PREVENTION ASSEMBLY LOCATED JUST INSIDE THE PROPERTY, REFER TO PRIVATE BUILDING PERMIT PLANS FOR CONTINUATION OF THE IRRIGATION SUPPLY ON SITE.
 3. PROPOSED NEW STREET LIGHT AND JUNCTION BOX (FLUSH WITH WALK SURFACE), REFER TO SHEETS E0.11-LU AND E0.02-LU FOR POLE AND LUMINAIRE CONSTRUCTION REQUIREMENTS.



Department of
Land Use &
Transportation

NO.	REVISION

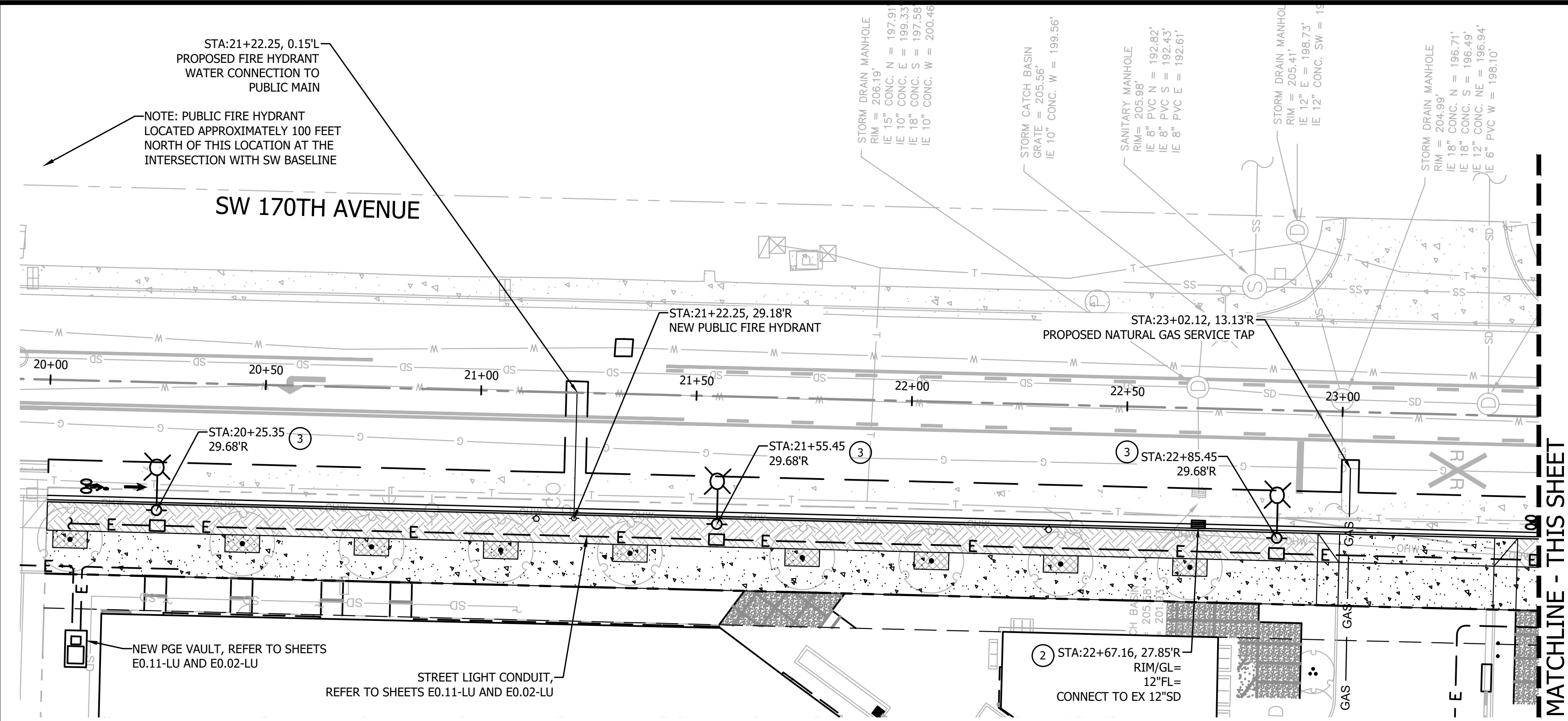
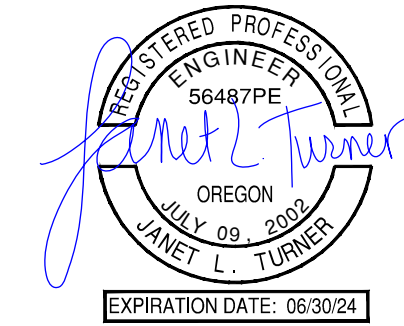
ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY

**SW BASELINE ROAD
UTILITY PLAN**

PROJECT NUMBER
22-XXX

SHEET NO.
9 OF 19

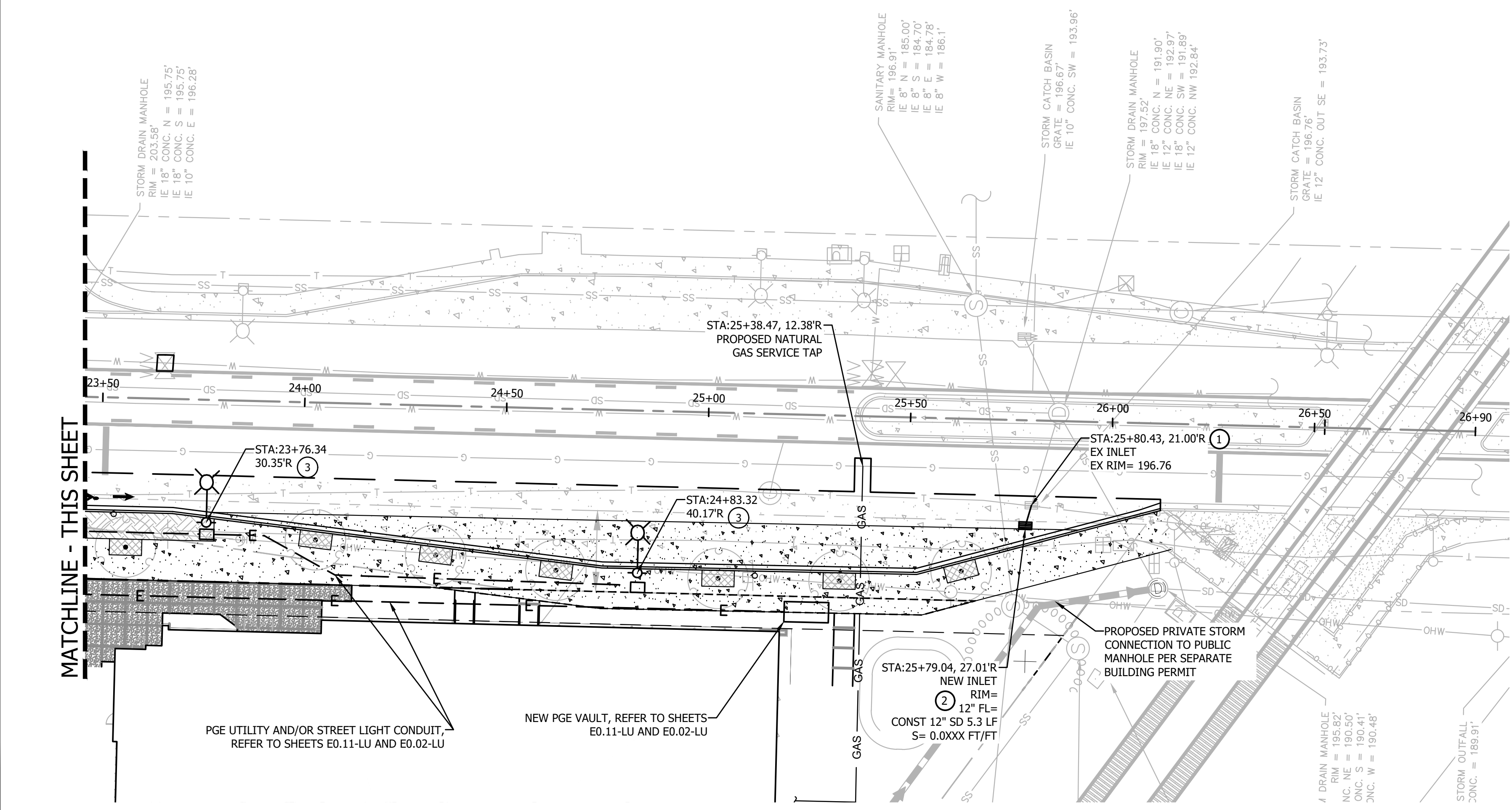
SHEET TITLE
C500.0



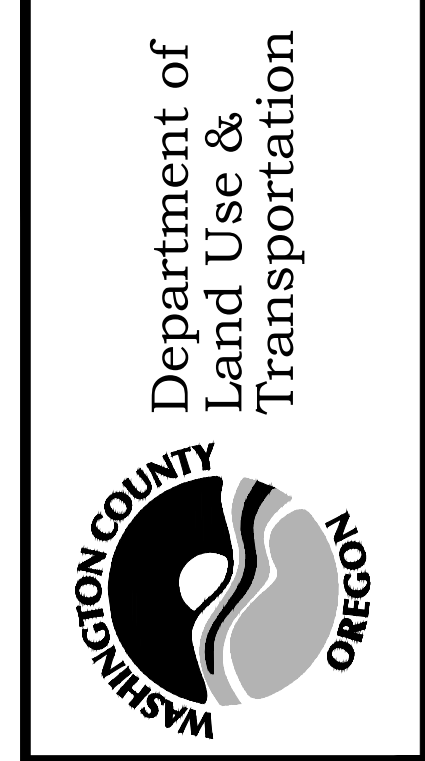
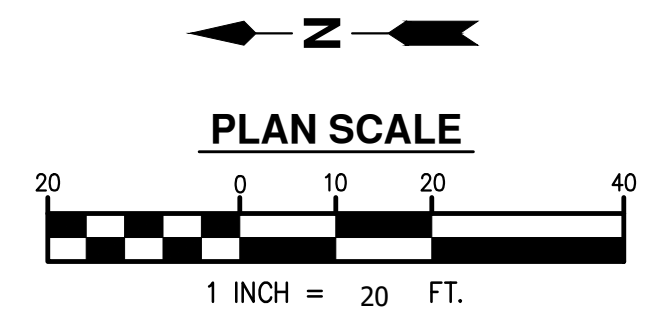
MATCHLINE - THIS SHEET

CONSTRUCTION NOTES

- EXCAVATE EXISTING INLET TO EXPOSE DISCHARGE PIPE. REMOVE INLET AND CAP PIPE UNTIL NEW INLET IS CONSTRUCTED WITH DISCHARGE PIPE CONNECTED TO CAPPED PIPE.
- CONSTRUCT NEW STORM INLET IN THE LOCATION SHOWN. RIM ELEVATION AND INVERT ELEVATION AS SHOWN. CONST 12" STORM PIPE BETWEEN NEW INLET AND CAPPED INLET FROM REMOVED BASIN, ENSURING POSITIVE PIPE SLOPE.
- PROPOSED NEW STREET LIGHT AND JUNCTION BOX (FLUSH WITH WALK SURFACE), AND/OR PGE UTILITIES, REFER TO SHEETS E0.11-LU AND E0.02-LU FOR POLE AND LUMINAIRE CONSTRUCTION REQUIREMENTS.



MATCHLINE - THIS SHEET



NO.	REVISION

ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY
SW 170TH AVENUE
UTILITY PLAN

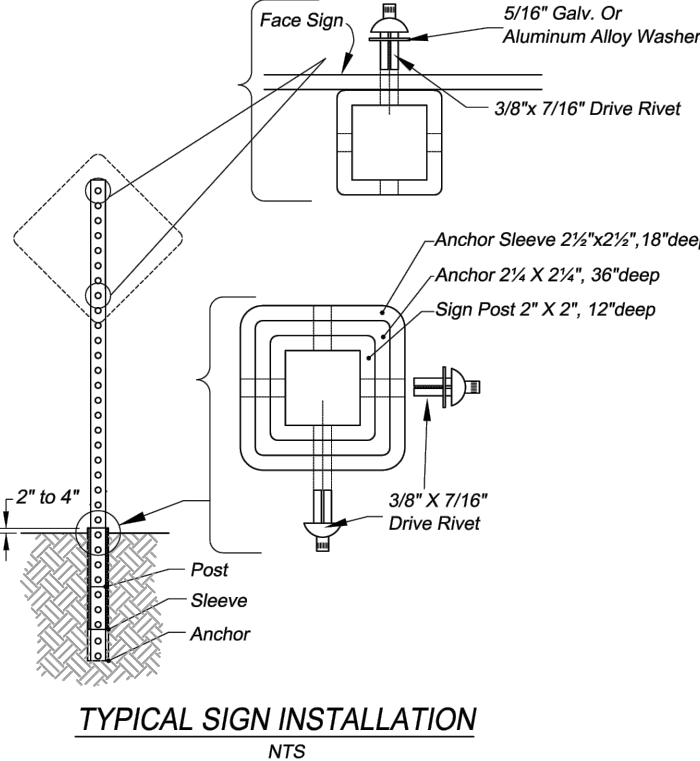
PROJECT NUMBER
22-XXX
SHEET NO.
10 OF 19
SHEET TITLE
C600.0

GENERAL SIGNING NOTES:

- Contractor shall supply and install all signs, and is responsible for staking sign locations and obtaining utility locates for staked sign locations. Signs shall be located per typical sign location or as shown on plans.
- All signing shall conform to the Manual on Uniform Traffic Control Devices and the County's Permanent Signing Legend.
- Posts - A minimum of 2in x 2in x 10 ft galvanized "Unistrut Telespar" or 12 gage perforated posts or approved equivalent shall be used. Sign combination and minimum sign mounting height shall determine post length. Sign posts and anchors shall be installed per Typical Sign Installation Detail. No other type of post shall be used unless prior approval of the county Traffic Engineer is obtained.
- Signing material
 - Minimum retroreflectivity levels shall meet MUTCD table 2A-3
 - Minimum sheeting type shall be ASTM III Prismatic
 - Fluorescent yellow-green shall be used for school related signs

PERMANENT SIGNING LEGEND

- Remove Existing Sign (N)
 - Remove Existing Sign (N) And (M) Sign Support
 - Install New Sign (N)
 - Install New Sign (N) On New (M) Sign Support
 - Remove And Save Existing Sign (N)
 - Remove And Save Existing Sign (N) And (M) Sign Support
 - Remove And Save Existing Sign (N) And (M) Sign Support
 - Maintain And Protect Existing Sign (N) And Support
 - Reinstall Existing Sign (N)
 - Reinstall Existing Sign (N) On New (M) Sign Support
 - Reinstall Existing Sign (N) And (M) Sign Support
 - Install New Sign (N) And Reinstall (M) Sign Support
 - Remove Existing Sign (N) And Save Existing (M) Sign Support
- N = Sign Number
M = Material
- Materials: S = Perforated Square Breakaway Steel
SP = Signal Pole Stainless Steel Clamp
SL = Stainless Steel Clamp on Street Light



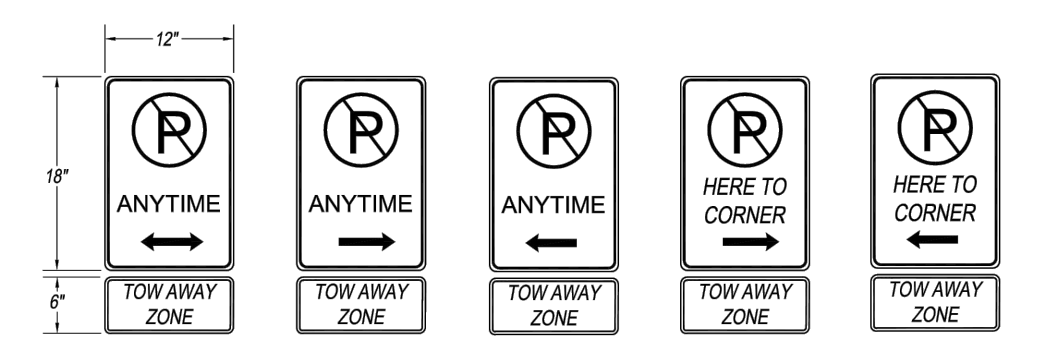
WASHINGTON COUNTY
DEPARTMENT OF LAND USE & TRANSPORTATION
ENGINEERING SECTION

PERMANENT SIGNING LEGEND

PLOT STAMP: 07/24/18 11:12A ANTHONY CAD: 6510.DWG

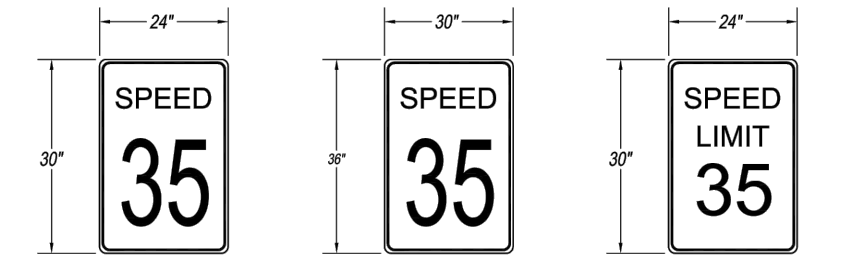
EFFECTIVE DATE: 8/01/2018

WASH. CO. # 6510



No Parking Signs: use County standard 12" x 18" with 12" x 6" TOW AWAY ZONE rider. When arrows are used, signs at both ends of the zone shall have single arrows pointing in the appropriate direction with double arrows in between.

NO PARKING signs are to be 45° to roadway. 45° brackets are acceptable when mounted below another sign.



Speed Signs: 24" x 30" on local streets and neighborhood routes
30" x 36" on collector and arterial roads

The word "LIMIT" shall only be used on speed signs within city limits and for all school speed signs.

See MUTCD R2-1 and OR2-1 for sign details.

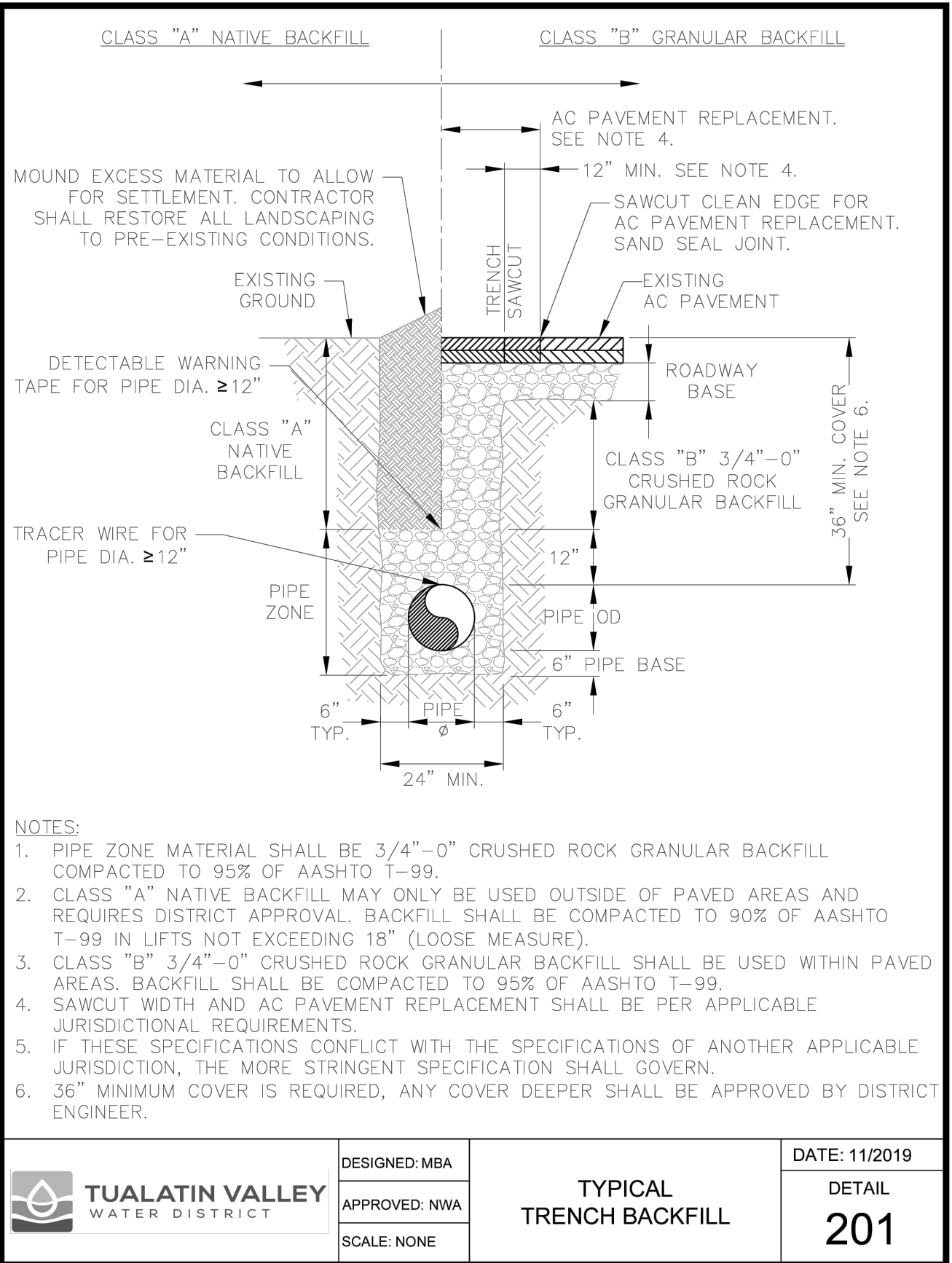
WASHINGTON COUNTY
DEPARTMENT OF LAND USE & TRANSPORTATION
ENGINEERING SECTION

NO PARKING AND SPEED SIGNS

PLOT STAMP: 03/13/14 6:01P KELLY CAD: 6512.DWG

EFFECTIVE DATE: 3/13/14

WASH. CO. # 6512



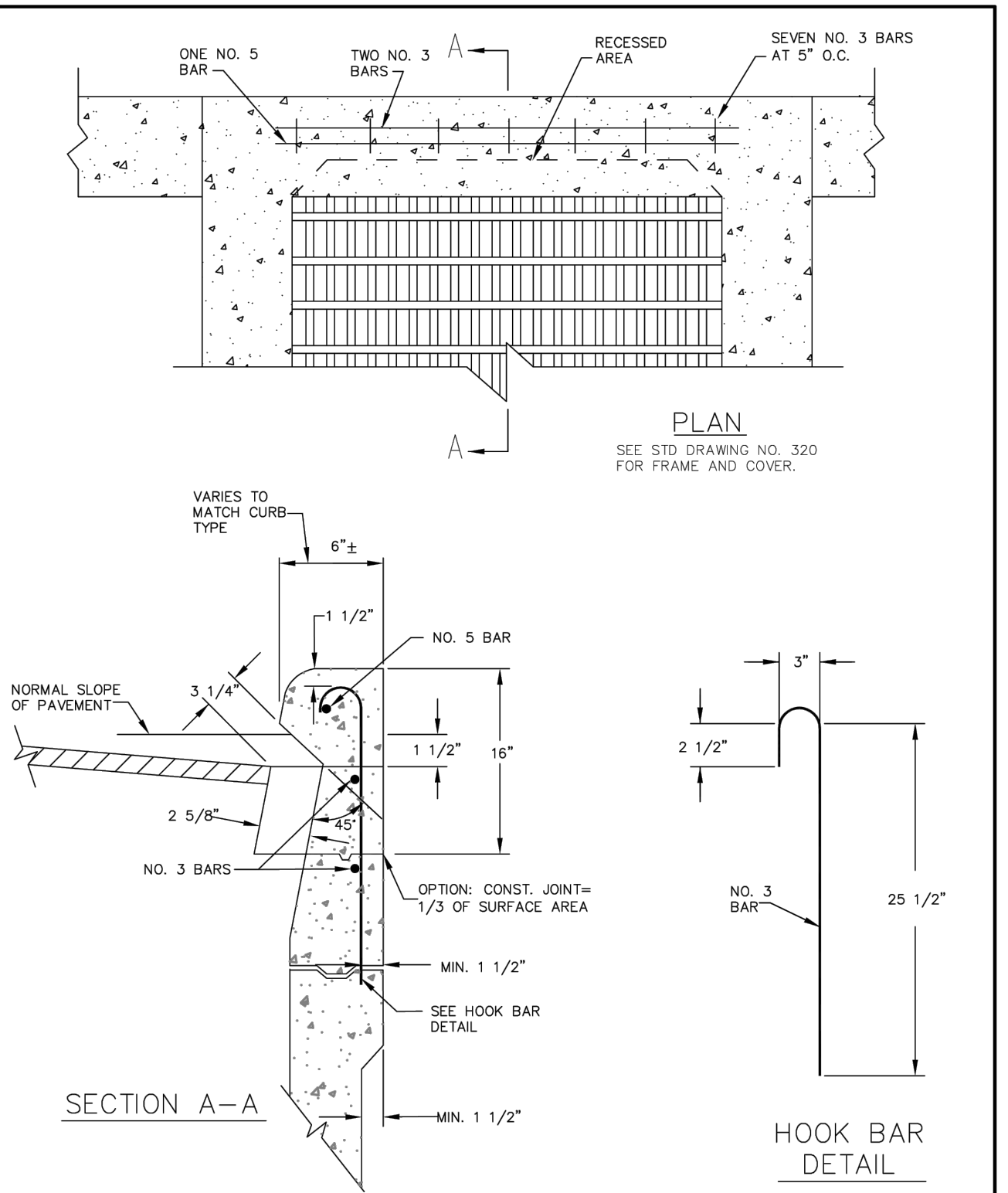
- NOTES:
- PIPE ZONE MATERIAL SHALL BE 3/4"-0" CRUSHED ROCK GRANULAR BACKFILL COMPACTED TO 95% OF AASHTO T-99.
 - CLASS "A" NATIVE BACKFILL MAY ONLY BE USED OUTSIDE OF PAVED AREAS AND REQUIRES DISTRICT APPROVAL. BACKFILL SHALL BE COMPACTED TO 90% OF AASHTO T-99 IN LIFTS NOT EXCEEDING 18" (LOOSE MEASURE).
 - CLASS "B" 3/4"-0" CRUSHED ROCK GRANULAR BACKFILL SHALL BE USED WITHIN PAVED AREAS. BACKFILL SHALL BE COMPACTED TO 95% OF AASHTO T-99.
 - SAWCUT WIDTH AND AC PAVEMENT REPLACEMENT SHALL BE PER APPLICABLE JURISDICTIONAL REQUIREMENTS.
 - IF THESE SPECIFICATIONS CONFLICT WITH THE SPECIFICATIONS OF ANOTHER APPLICABLE JURISDICTION, THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
 - 36" MINIMUM COVER IS REQUIRED, ANY COVER DEEPER SHALL BE APPROVED BY DISTRICT ENGINEER.

TUALATIN VALLEY
WATER DISTRICT

DESIGNED: MBA
APPROVED: NWA
SCALE: NONE

TYPICAL TRENCH BACKFILL

DATE: 11/2019
DETAIL 201

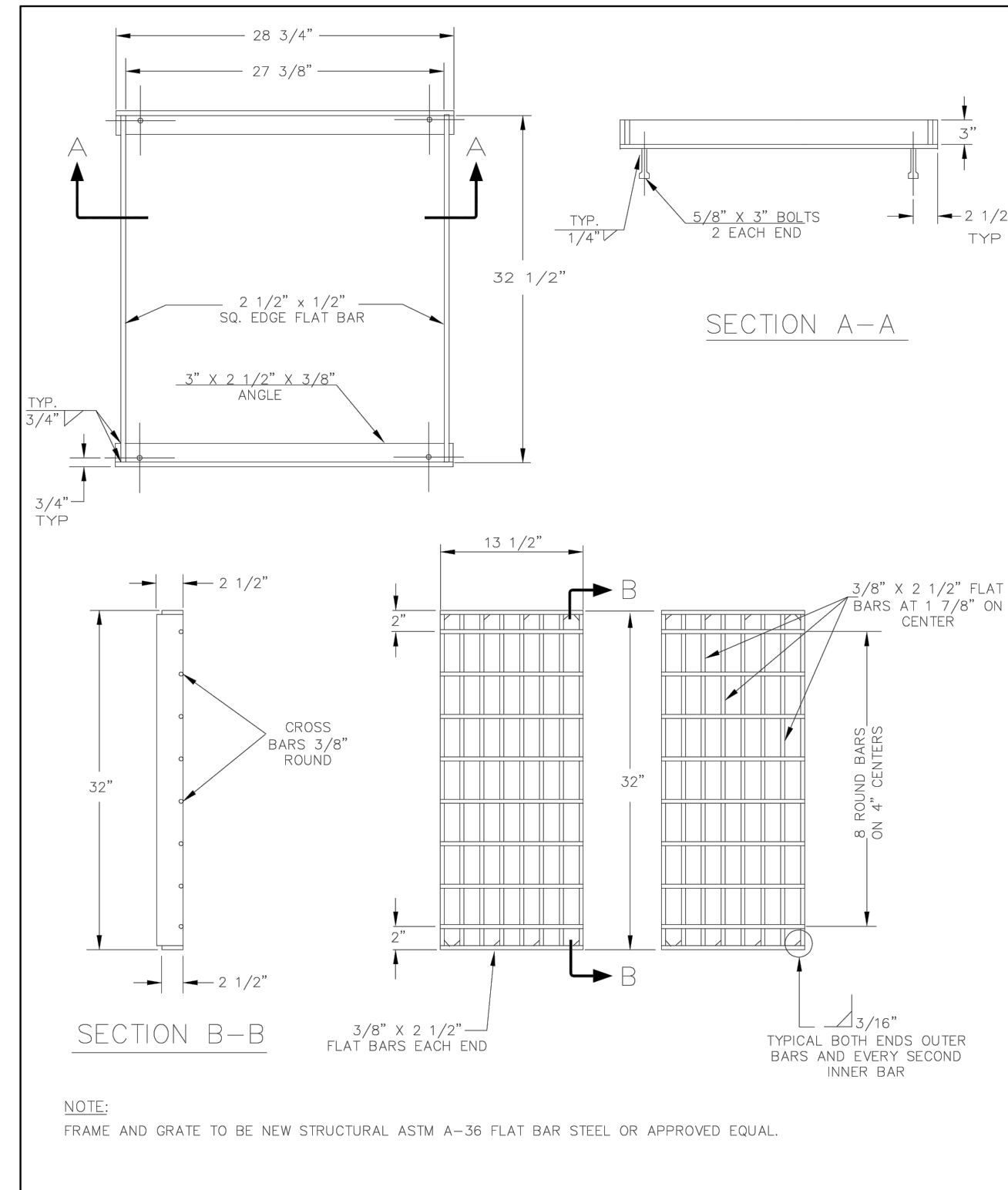


GUTTER & CURB INLET CATCH BASIN (CG-2) REINFORCEMENT

DRAWING NO. 310

REVISED 10-31-19

CleanWater Services

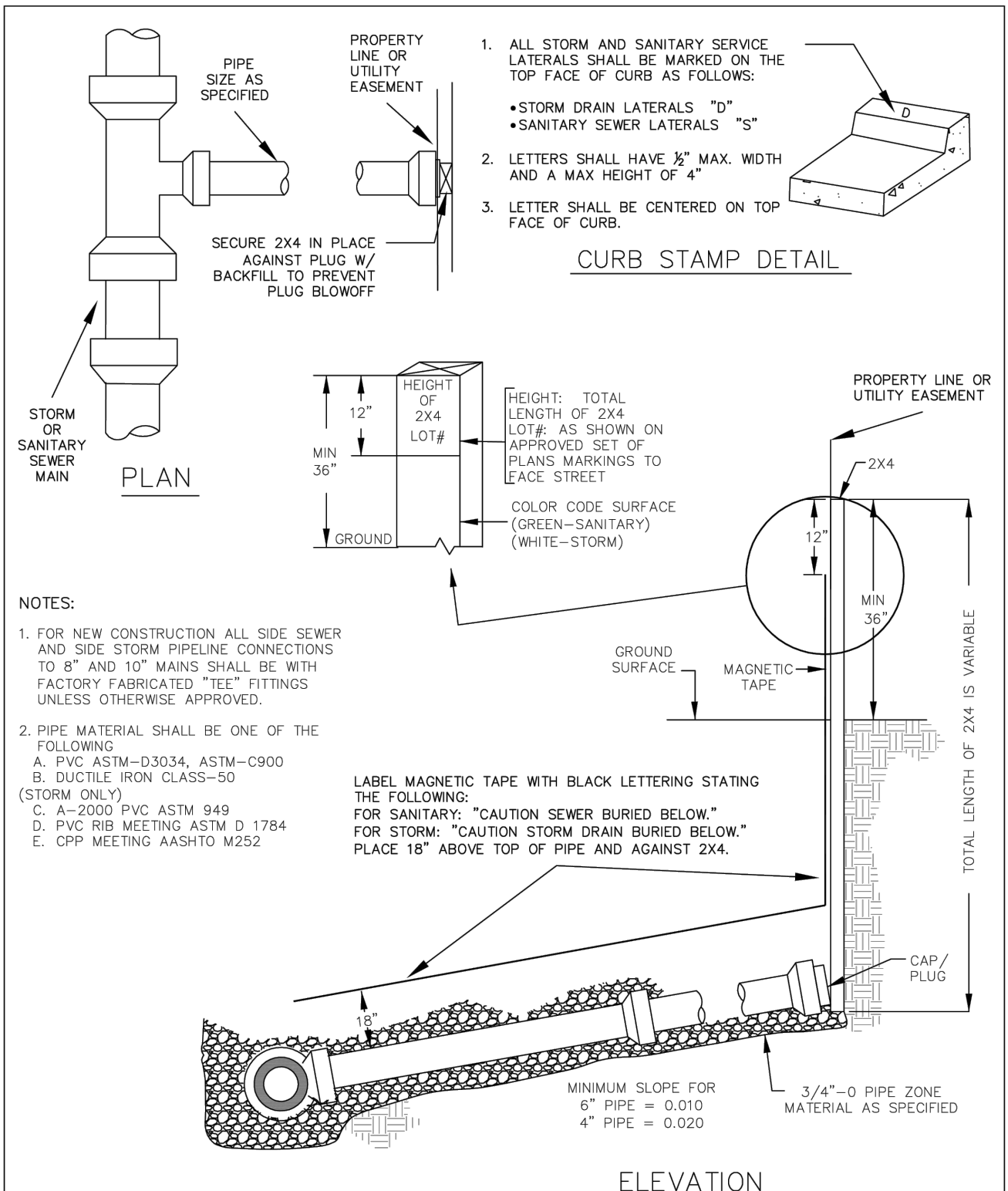


CATCH BASIN FRAME AND GRATE (CG-2)

DRAWING NO. 320

REVISED 10-31-19

CleanWater Services

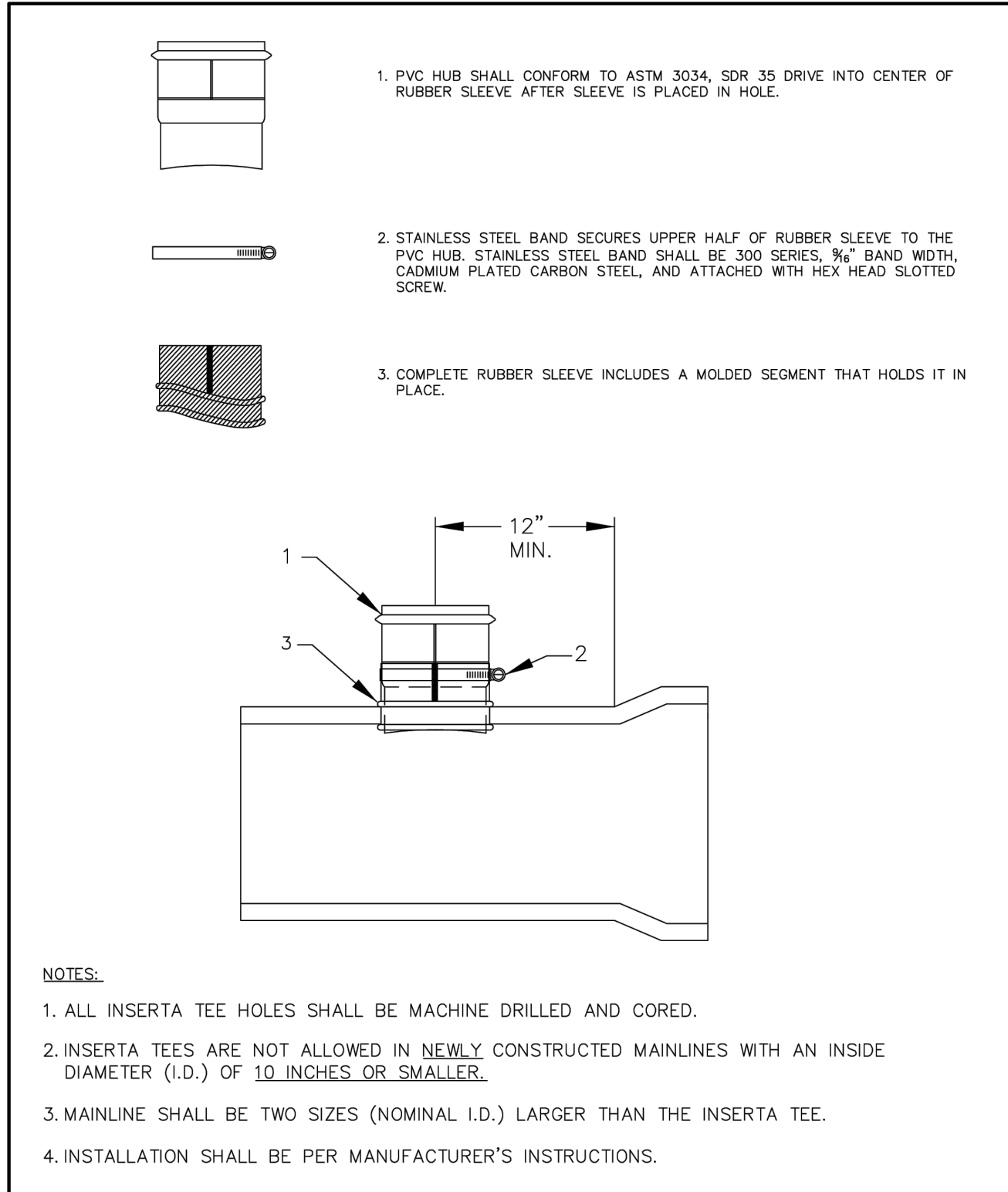


SIDE SEWER / SIDE STORM PIPELINE

DRAWING NO. 520

REVISED 10-31-19

CleanWater Services

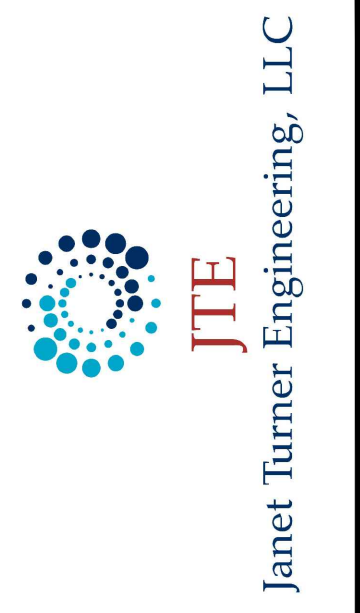
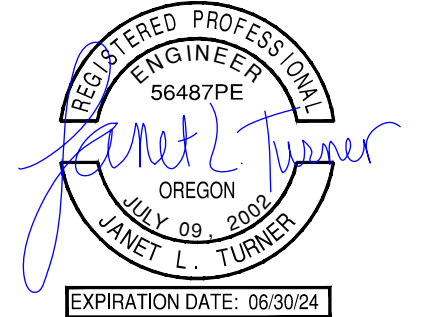


INSERTA TEE

DRAWING NO. 530

REVISED 10-31-19

CleanWater Services

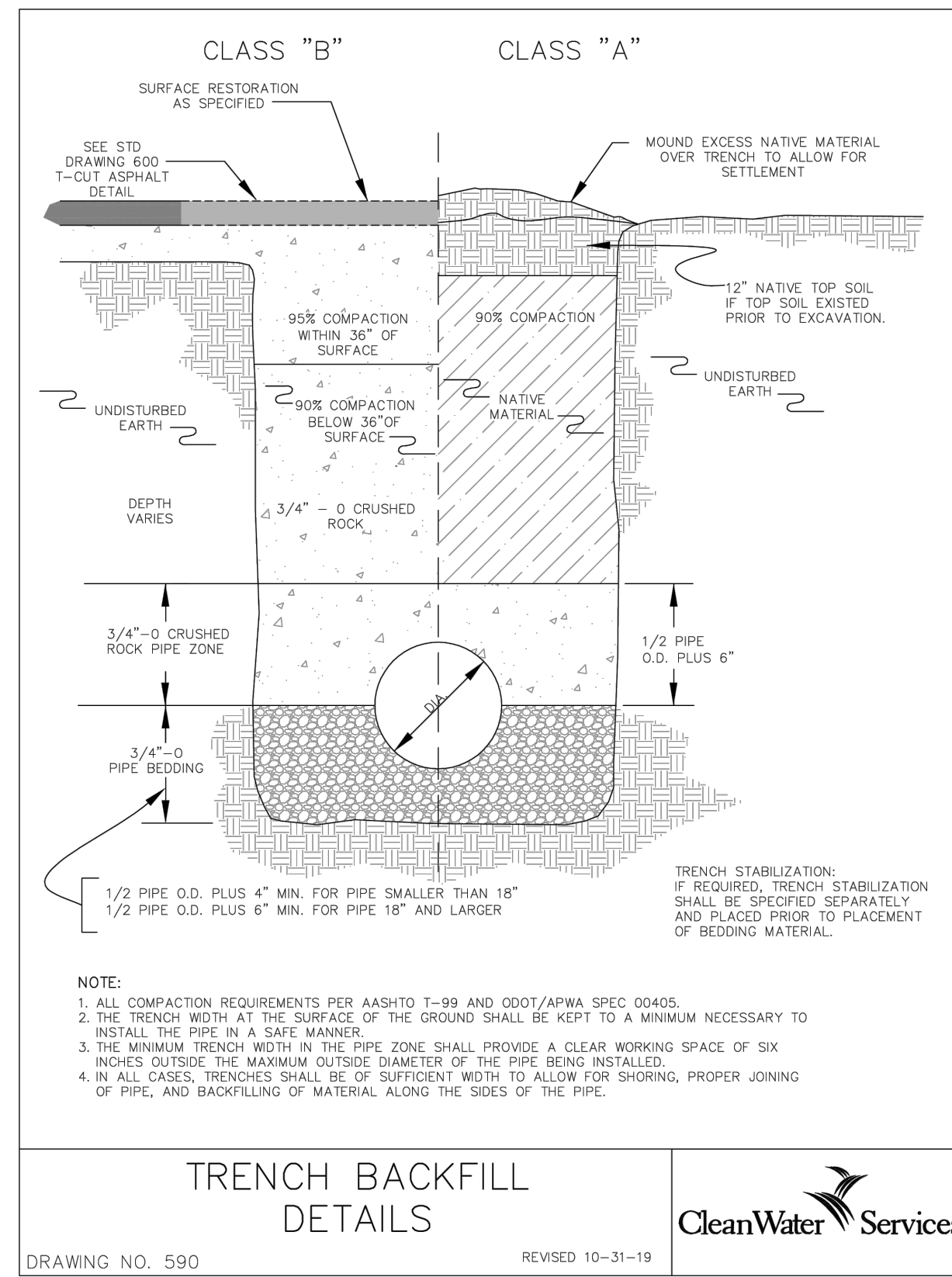


NO.	REVISION

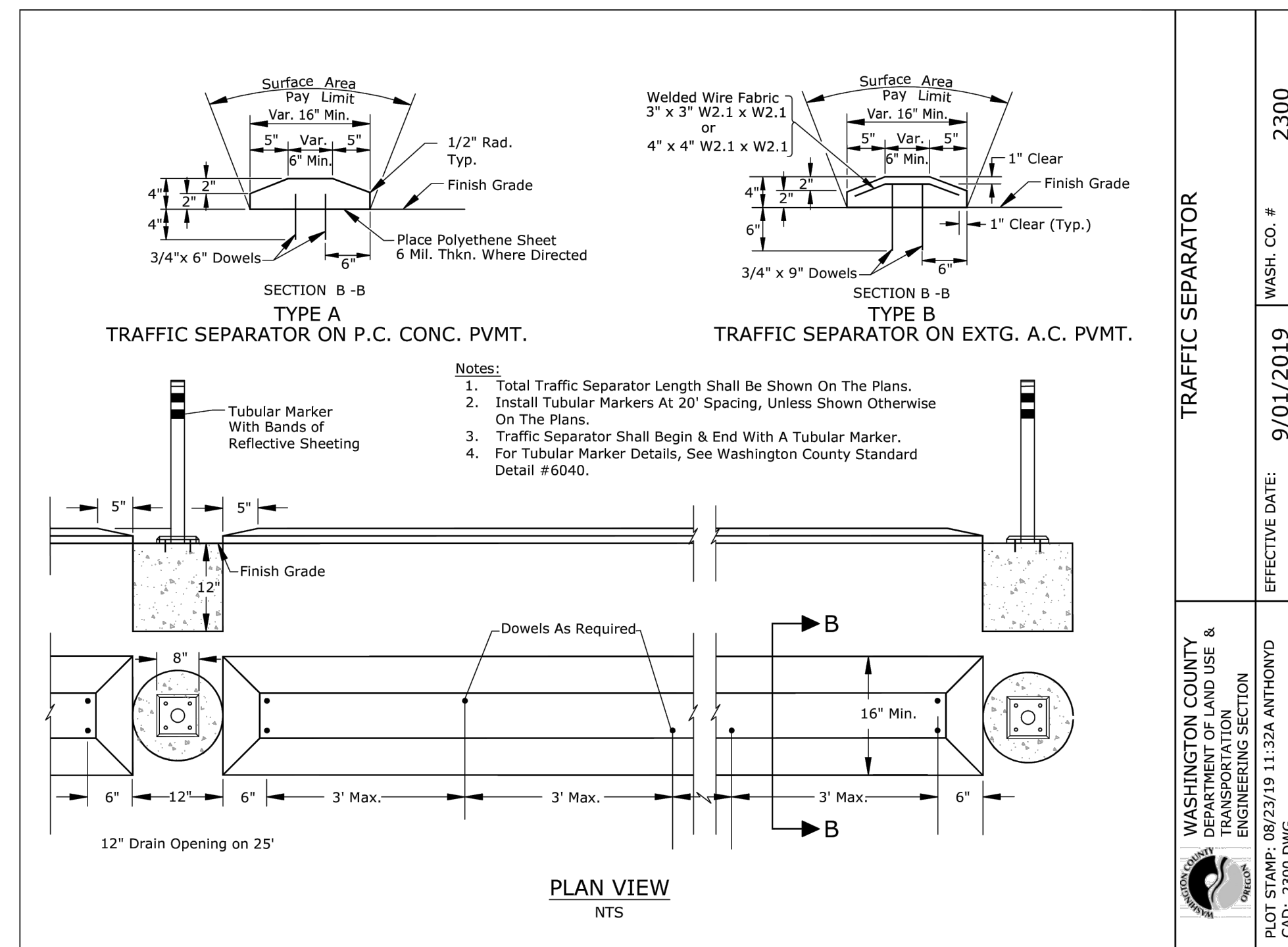
ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY

DETAILS

PROJECT NUMBER
21-905
SHEET NO.
12 OF 19
SHEET TITLE
C700.1



DRAWING NO. 590 REVISED 10-31-19

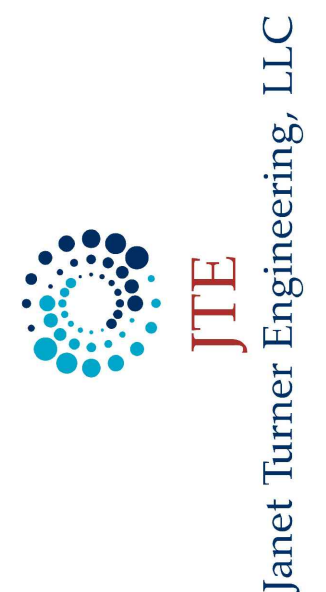
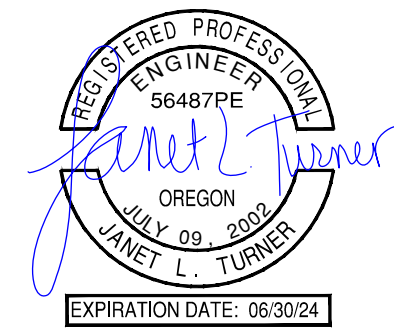


WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION ENGINEERING SECTION

WASH. CO. # 2300

EFFECTIVE DATE: 9/01/2019

PLOT STAMP: 08/23/19 11:32A ANTHONYD CAD: 2300.DWG



NO.	REVISION

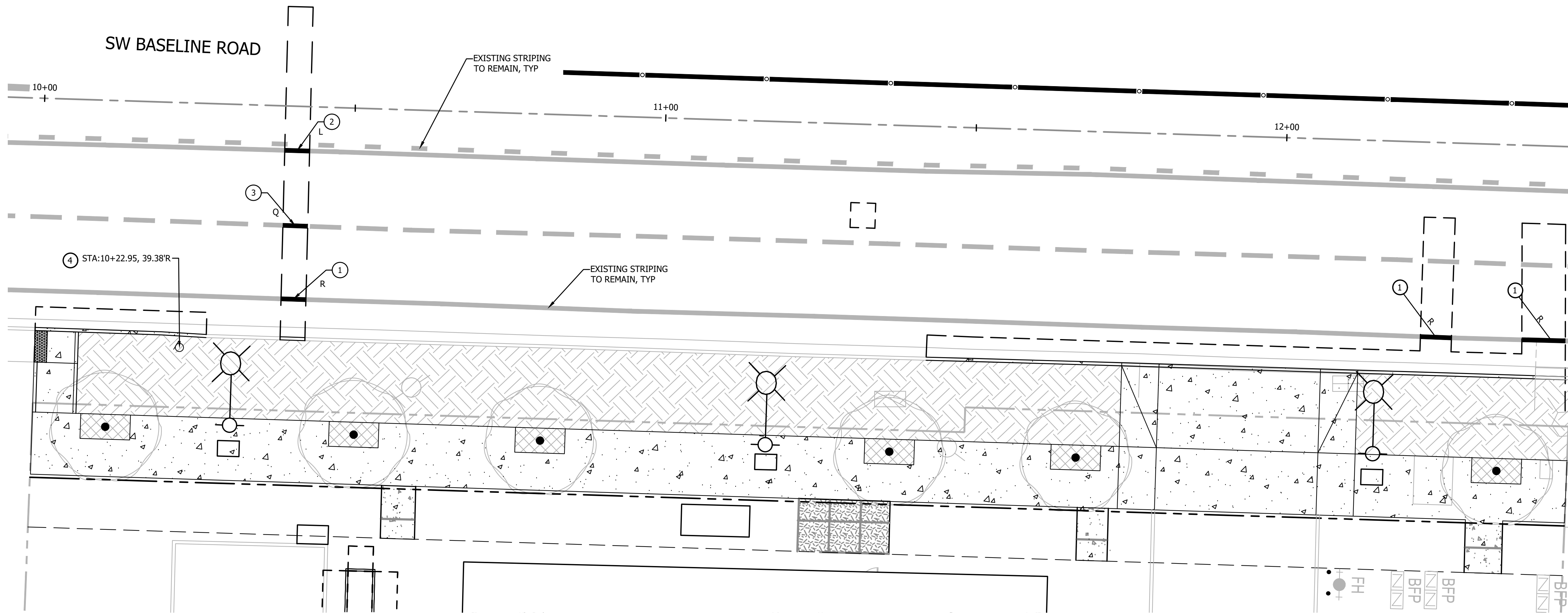
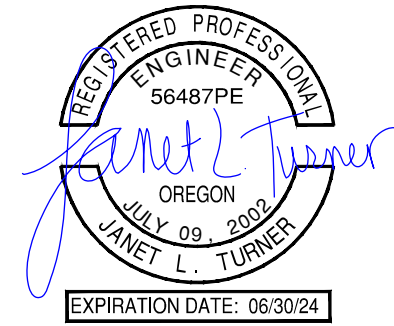
ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY

DETAILS

PROJECT NUMBER
21-905

SHEET NO.
13 OF **19**

SHEET TITLE
C700.2

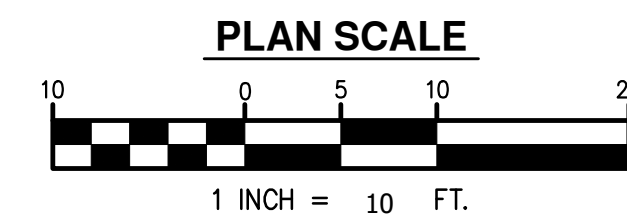


SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW BASELINE ROAD.
2. REFER TO SHEET C100.0 FOR CIVIL AND SURVEY LEGENDS.
3. REFER TO SHEETS C100.1 AND 100.2 FOR SIGN AND/OR STRIPING DEMOLITION REQUIRED IN THE PUBLIC RIGHT OF WAY.

CONSTRUCTION NOTES

1. INSTALL 8" WHITE BIKE LANE LINE PER BLOCK "R", WASHINGTON COUNTY STANDARD DETAIL 6110.
2. INSTALL 4" YELLOW LINE WITH 4" YELLOW BI-DIRECTIONAL TYPE I MARKERS, PER BLOCK "L", WASHINGTON COUNTY STANDARD DETAIL 6110.
3. INSTALL 4" WHITE SKIP LANE LINES, PER BLOCK "Q", WASHINGTON COUNTY STD DETAIL 6110.
4. SALVAGED "SPEED LIMIT 45" SIGN AND METAL POST TO BE RELOCATED AS SHOWN HEREIN. INSTALL SIGN/POST PER COUNTY STD DETAILS 6510 AND 6512.



NO. REVISION

ELMONICA APARTMENTS
 17160 W BASELINE RD
 WASHINGTON COUNTY

**SW BASELINE ROAD
 STRIPING AND SIGNAGE PLAN**

PROJECT NUMBER

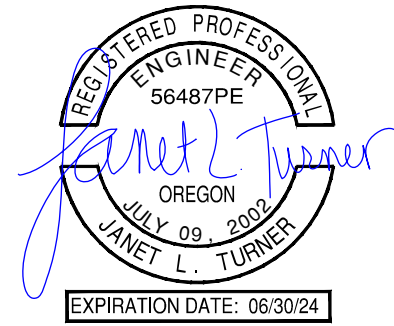
22-XXX

SHEET NO.

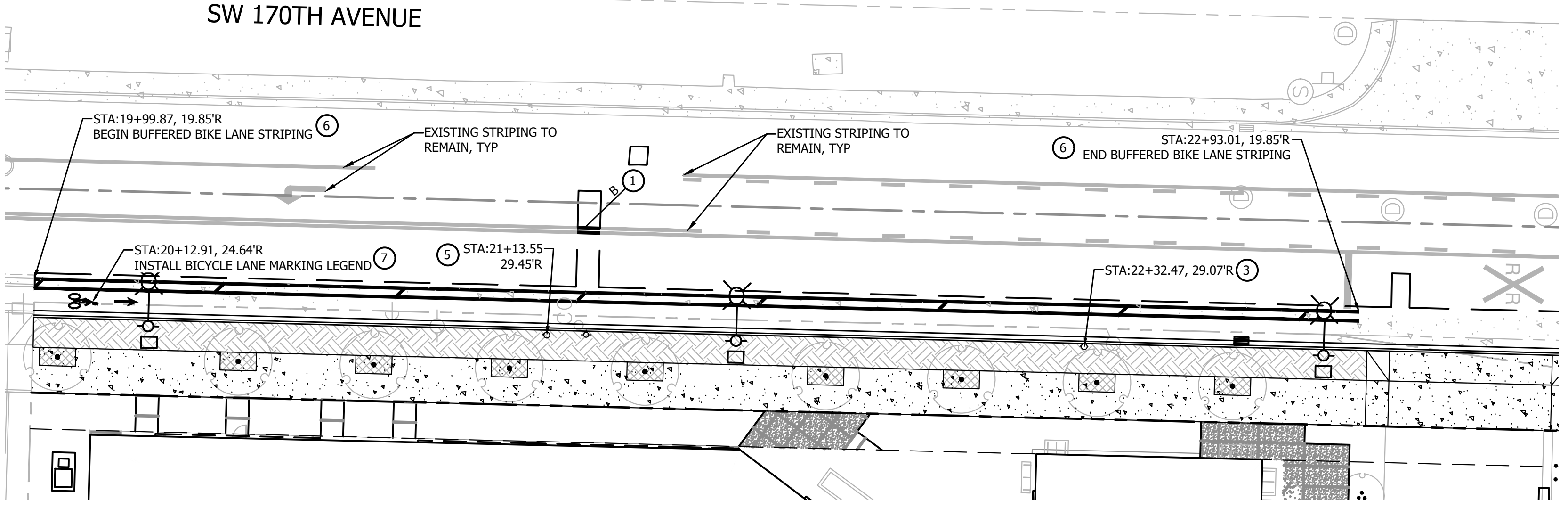
14 OF 19

SHEET TITLE

C800.0



SW 170TH AVENUE



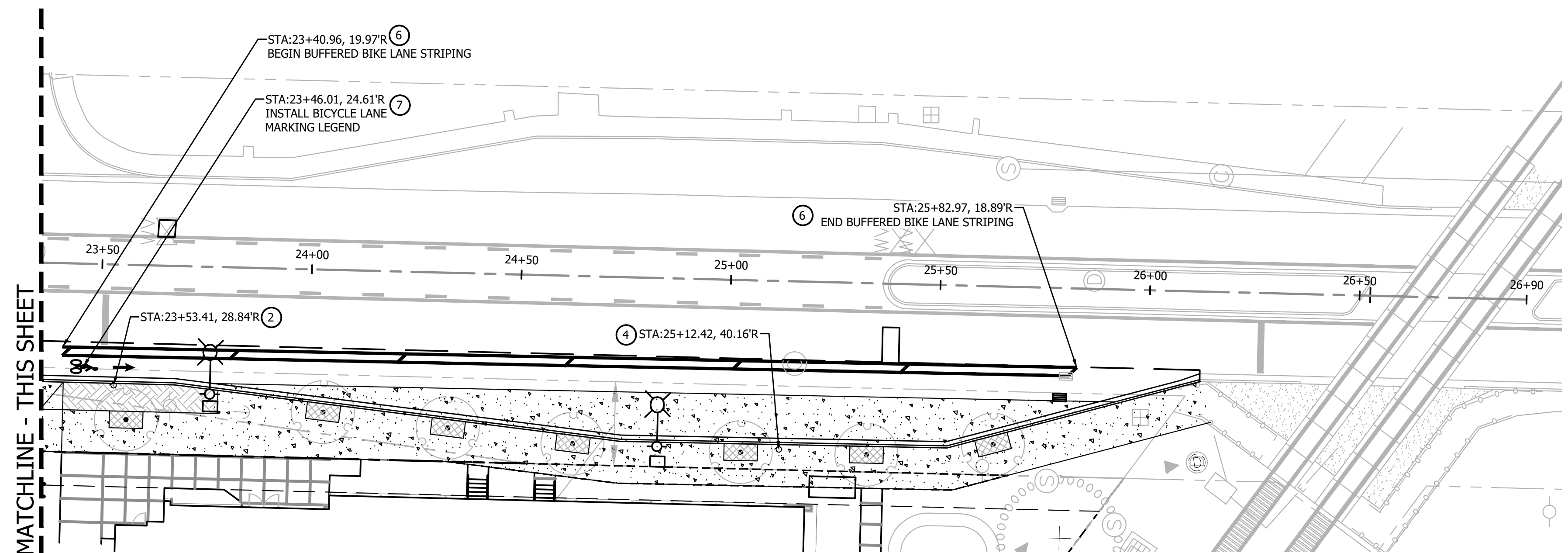
MATCHLINE - THIS SHEET

SHEET NOTES

1. PROFILE STATION ALIGNMENT IS BASED ON THE EXISTING ROW CENTERLINE OF SW BASELINE ROAD.
2. REFER TO SHEET C100.0 FOR CIVIL AND SURVEY LEGENDS.
3. REFER TO SHEETS C100.1 AND 100.2 FOR SIGN AND/OR STRIPING DEMOLITION REQUIRED IN THE PUBLIC RIGHT OF WAY.

CONSTRUCTION NOTES

1. REPLACE LEFT TURN LANE MARKINGS PER BLOCK "B", WASHINGTON COUNTY STANDARD DETAIL 6110.
2. SALVAGED "RR X'ING" SIGN TO BE RELOCATED AS SHOWN HEREIN. INSTALL RELOCATED SIGN ON NEW POLE WITH STAINLESS STEEL CLAMP, PER COUNTY STD DETAILS 6510 AND 6512.
3. SALVAGED "SPEED LIMIT 40" SIGN AND METAL POST TO BE RELOCATED AS SHOWN HEREIN. INSTALL SIGN/POST PER COUNTY STD DETAILS 6510 AND 6512.
4. INSTALL "NO PARKING ANY TIME, TOW AWAY ZONE" AND SIGN ON COMBINED METAL POST IN THE LOCATION SHOWN AS SHOWN HEREIN. INSTALL RELOCATED SIGN ON NEW POLE WITH STAINLESS STEEL CLAMP, PER COUNTY STD DETAILS 6510 AND 6512.
5. SALVAGED "PED CROSSING, NEXT 1/4 MILE" SIGN AND METAL POST TO BE RELOCATED AS SHOWN HEREIN. INSTALL SIGN/POST PER COUNTY STD DETAILS 6510 AND 6512.
6. INSTALL BIKE LANE LINES PER BLOCK "G", WASHINGTON COUNTY STANDARD DETAIL 6110.
7. INSTALL BICYCLE LANE MARKINGS PER BLOCK "U", WASHINGTON COUNTY STANDARDS DETAIL 6110.

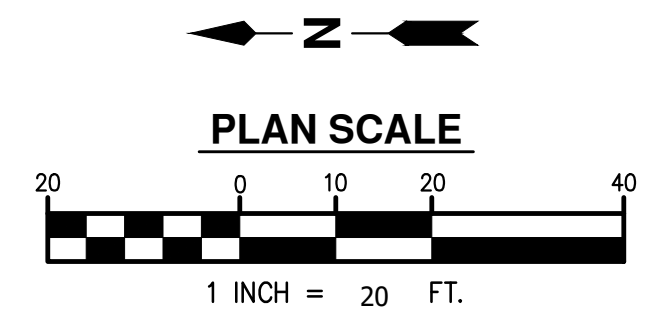


MATCHLINE - THIS SHEET



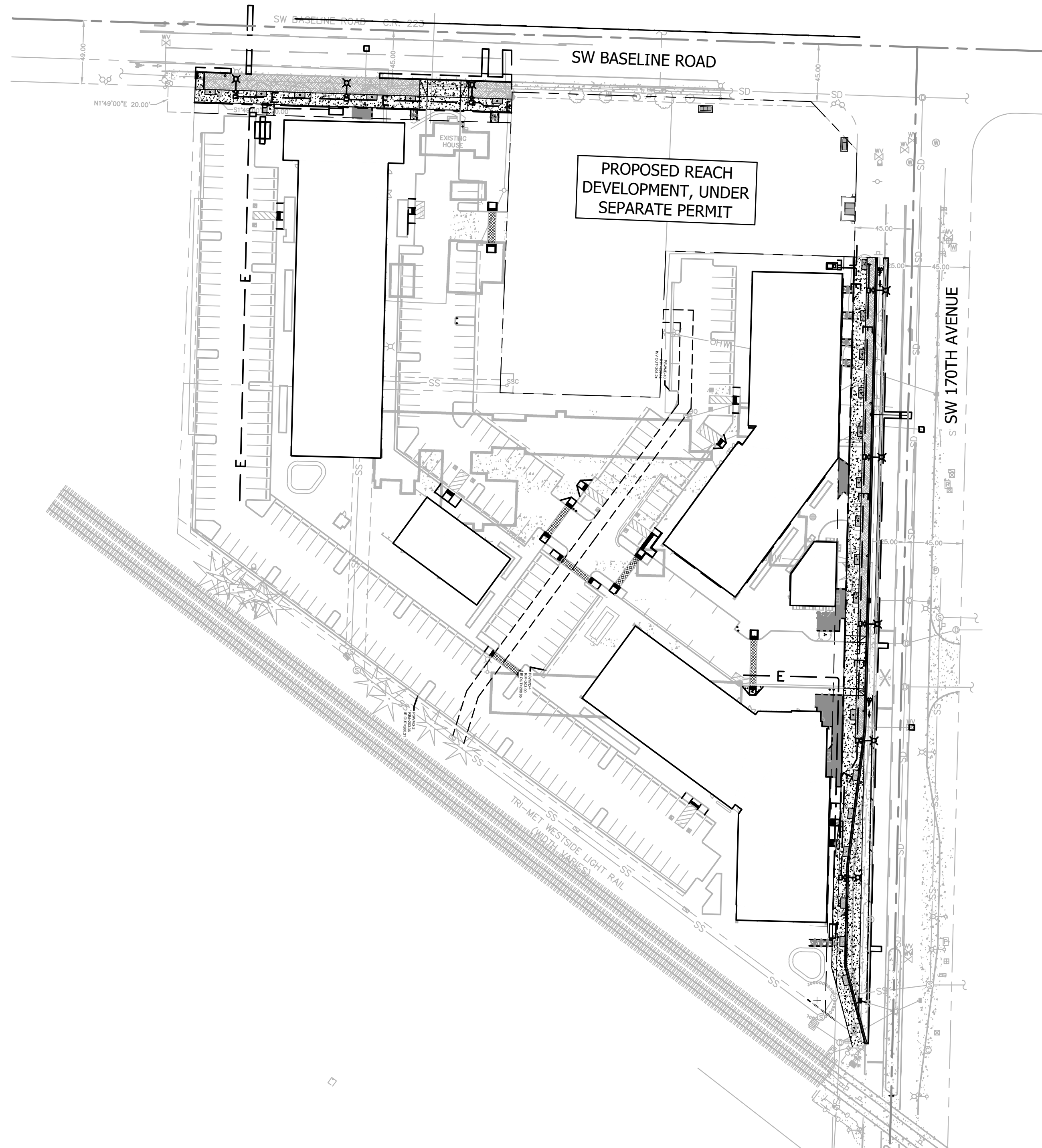
NO.	REVISION

ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY
SW 170TH AVENUE
STRIPING AND SIGNAGE PLAN



PROJECT NUMBER
22-XXX
SHEET NO.
15 OF 19
SHEET TITLE
C900.0

NOTE: REFER TO PRIVATE BUILDING PERMIT FOR EROSION CONTROL MEASURES PROPOSED ON PRIVATE DEVELOPMENT SITE.

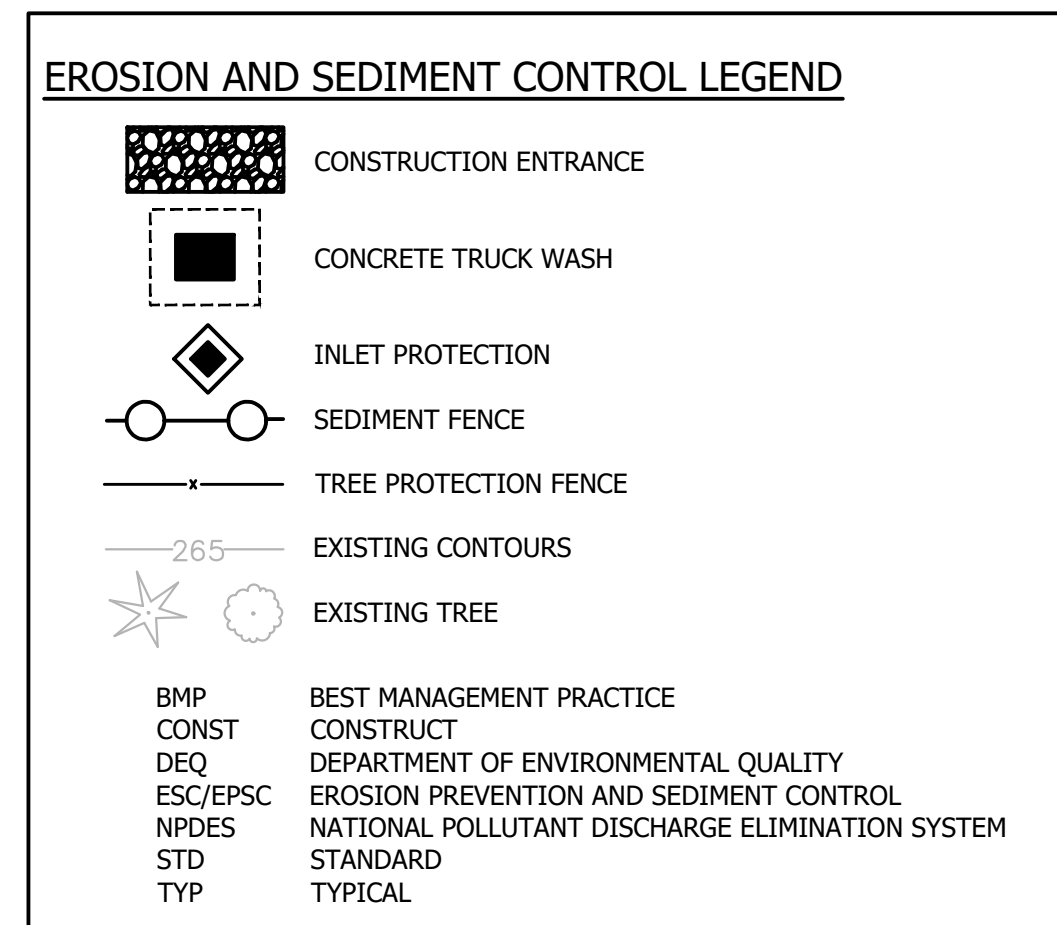


STANDARD EROSION AND SEDIMENT CONTROL PLAN (ESCP) NOTES

- A. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) 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.)
- B. THE IMPLEMENTATION OF THIS ESCPC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESCPC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- C. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- D. THE ESCPC 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 SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- E. THE ESCPC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESCPC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- F. THE ESCPC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- G. THE ESCPC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
- H. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

INSPECTION FREQUENCY

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING. AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY MONTH.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.



DEVELOPER/OWNER

DEVELOPER/COMPANY: REMBOLD PROPERTIES
CONTACT: KIRA CADOR
10305 SW PARK WAY #204
PORTLAND, OR 97225
PHONE: 503-222-7528
EMAIL:

ENGINEERING FIRM

JANET TURNER ENGINEERING, LLC
CONTACT: JANET TURNER, P.E.
16869 65TH AVENUE, #194
LAKE OSWEGO, OR 97035
PHONE: (541) 510-0878

SURVEYING FIRM

TERRACALC LAND SURVEYING
1615 NE MILLER STREET
MCMINVILLE, OR 97128
PHONE: (503)-857-0935

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS
DEVELOPED SITE WITH MULTIPLE EXISTING BUILDINGS WITH PEDESTRIAN, UTILITY AND PARKING IMPROVEMENTS ALL PROPOSED FOR REMOVAL.

DEVELOPED CONDITIONS
NEW BUILDINGS, PARKING LOT, PEDESTRIAN ACCESS AND STREET IMPROVEMENTS.

NATURE OF CONSTRUCTION AND ACTIVITY TIME TABLE
* CLEARING DATES, FROM & TO:
* MASS GRADING DATES, FROM & TO:
* UTILITY INSTALLATION DATES, FROM & TO:
* SITE CONSTRUCTION DATES, FROM & TO:
* FINAL STABILIZATION DATES, FROM & TO:
(LANDSCAPE AND HARDSCAPE COMPLETED)

PERMITTEE'S SITE INSPECTOR

COMPANY/AGENCY: TBD
SITE INSPECTOR: TBD
PROJECT MANAGER: TBD
PHONE: TBD
EMAIL: TBD

PROJECT LOCATION:

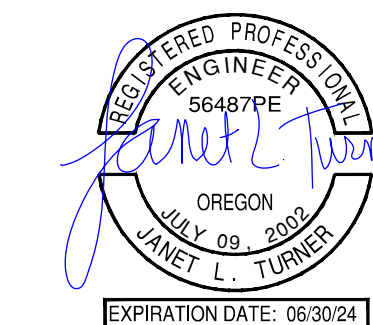
17160 W BASELINE ROAD
BEAVERTON, OR 97006
LATITUDE = 45°30'41.36"
LONGITUDE = -122°51'10.8"

PROPERTY DESCRIPTION:

TAX LOT 400 & 2500
(WASHINGTON COUNTY TAX MAP 1S106DB)
LOCATED IN THE
SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

ATTENTION EXCAVATORS

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION. CALL 503-246-6699.



Department of
Land Use &
Transportation



NO. REVISION

ELMONICA APARTMENTS
17160 W BASELINE RD
WASHINGTON COUNTY

EROSION CONTROL PLAN

PROJECT NUMBER

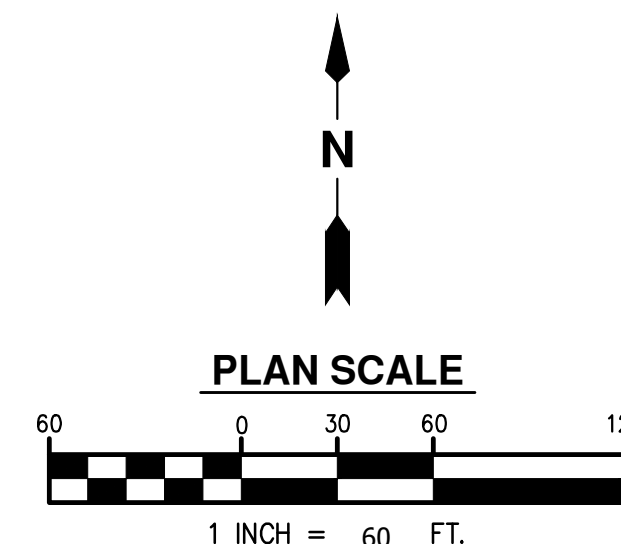
21-905

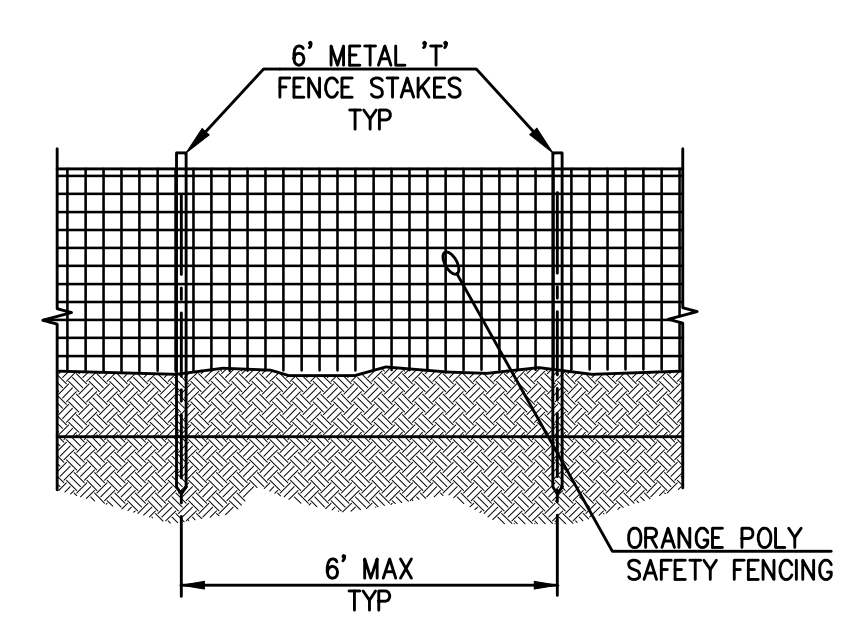
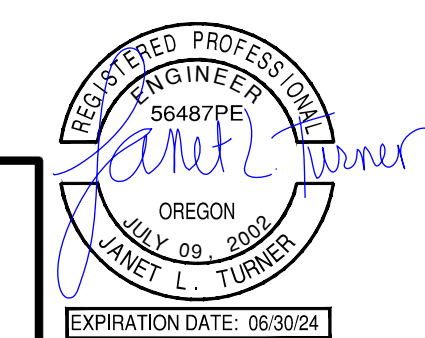
SHEET NO.

16 OF 19

SHEET TITLE

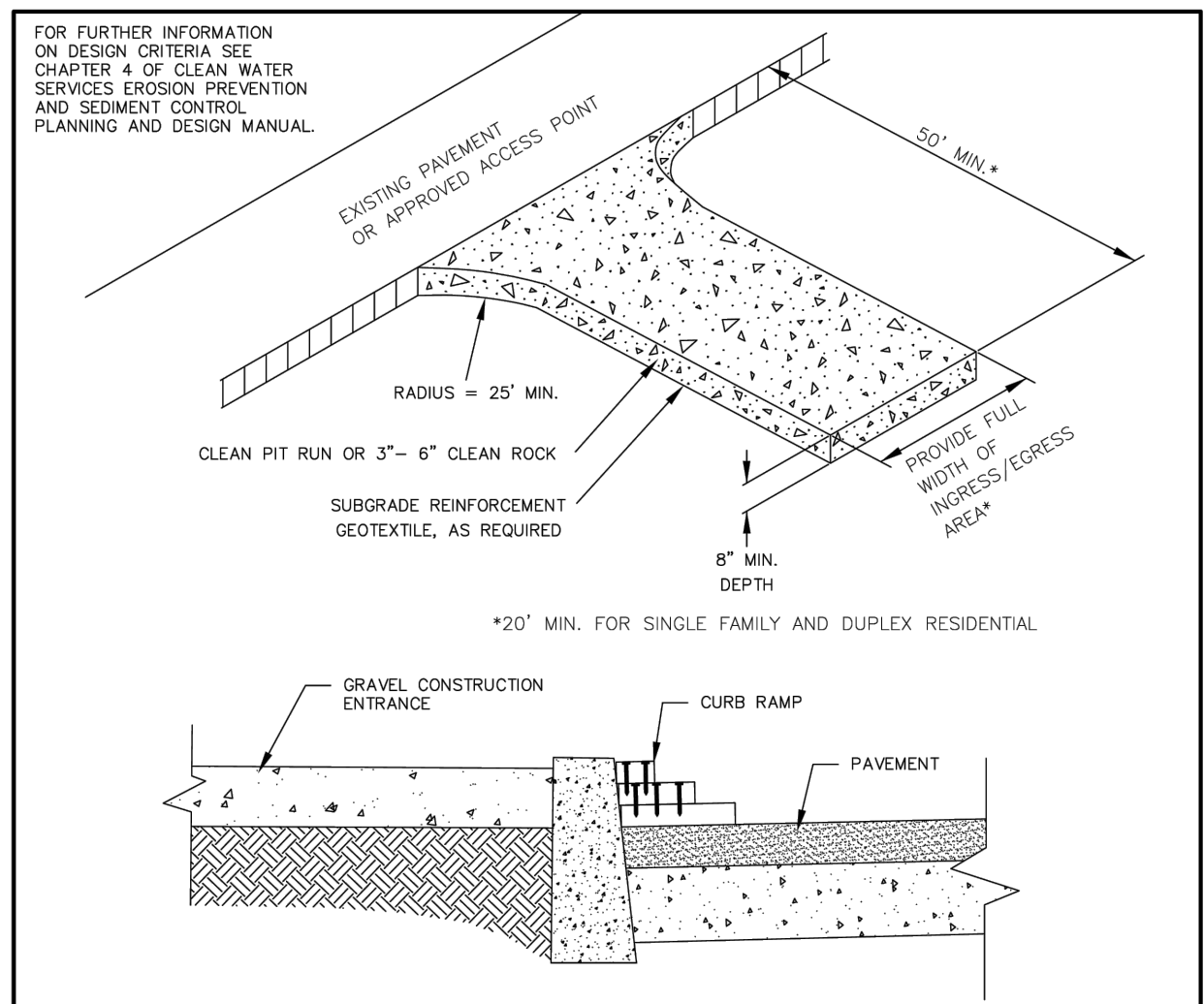
EC100.0





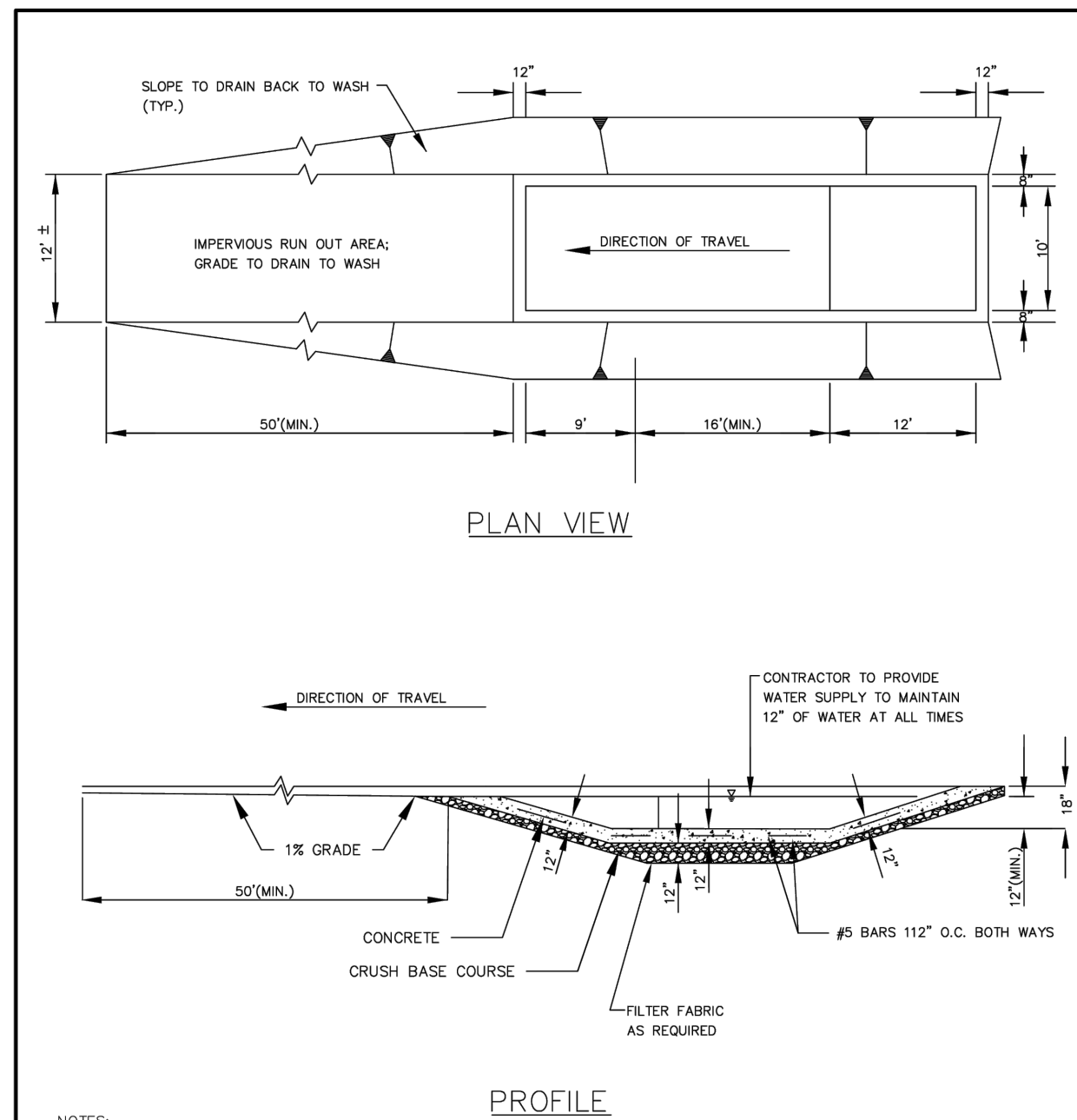
- NOTES**
1. MAX SLOPE (PERPENDICULAR TO FENCE) - 1H:1V
 2. INSTALL 10' UPHILL OF BIO BERM.

1 PROTECTIVE FENCING
NO SCALE



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
 5. DIMENSIONS
 SINGLE FAMILY
 20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.
 COMMERCIAL
 50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE
 DRAWING NO. 855 REVISED 12-16
 CleanWater Services



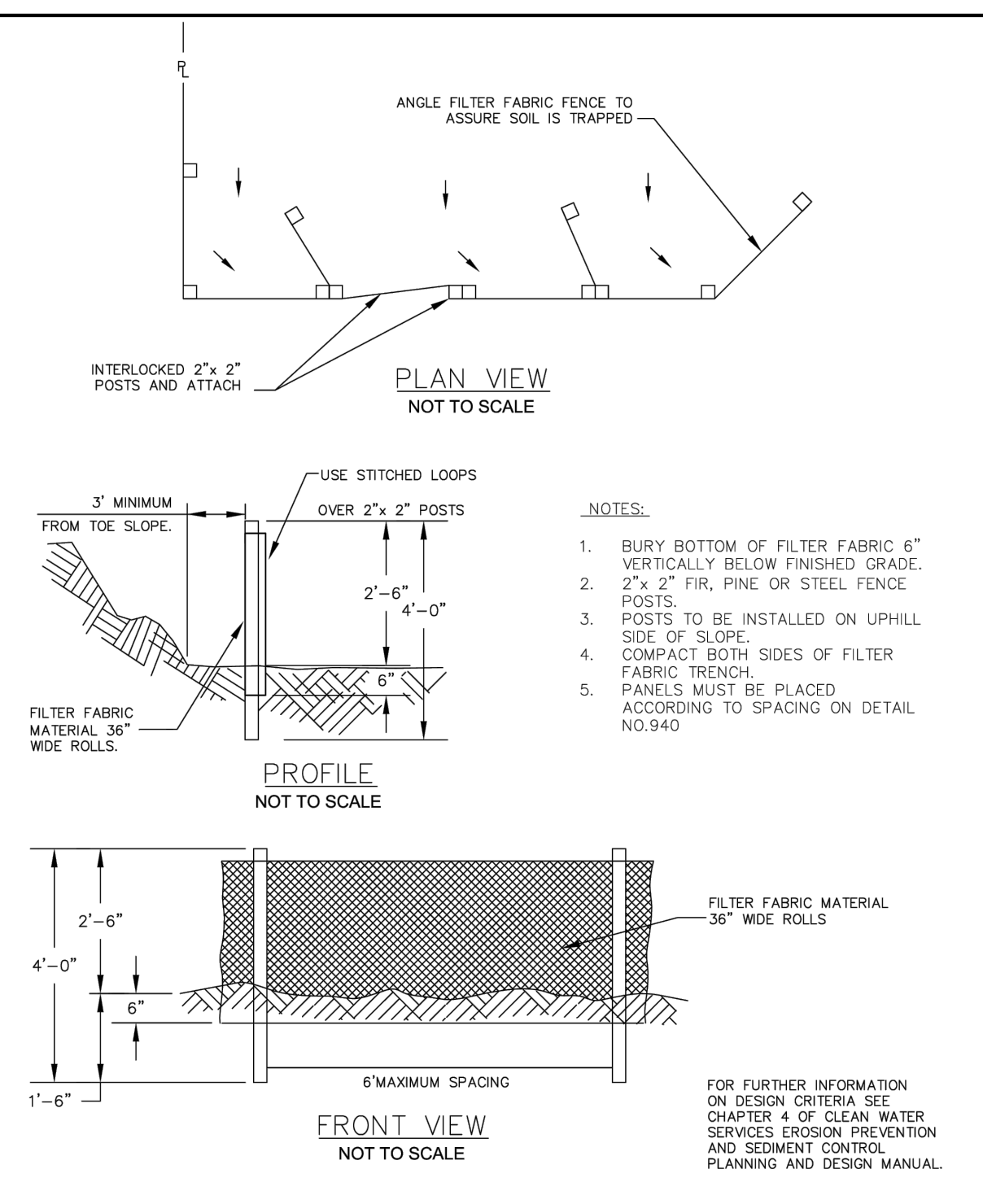
- NOTES:**
1. CONTRACTOR TO REMOVE ACCUMULATED SEDIMENT AS NEEDED TO PREVENT TRACKING FROM TIRE WASH; SEDIMENT LADEN WATER MAY BE PIPED TO AN APPROVED SEDIMENT TRAP.
 2. USE GEOTEXTILE FABRIC WITH AGGREGATE FOR A TEMPORARY TIRE WASH.

TIRE WASH-(DRIVE-THROUGH)
 DRAWING NO. 870 REVISED 12-16
 CleanWater Services

- GENERAL EROSION CONTROL NOTES:**
1. COMPLY WITH ALL APPLICABLE PROVISIONS IN CHAPTER 6 OF THE DESIGN AND CONSTRUCTION STANDARDS (CURRENT); R&O 19-5 AS AMENDED BY R&O 19-22, ADOPTED NOVEMBER 12, 2019.
 2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP LIKE A FILTER BAG.
 3. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD, OCTOBER 1 - MAY 31.
 4. HOLD A PRECONSTRUCTION MEETING WITH PROJECT CONSTRUCTION PERSONAL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:**
1. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, STRAW WATTLES OR OTHER APPROVED MATERIALS.
 2. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC) MUST BE IN PLACE, FUNCTIONAL AND APPROVED IN AN INITIAL INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 3. RUN-ON AND RUN-OFF SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
- GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:**
1. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX IN THOSE AREAS. SEED USED FOR TEMPORARY OR PERMANENT SEEDING OUTSIDE VEGETATED CORRIDORS SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

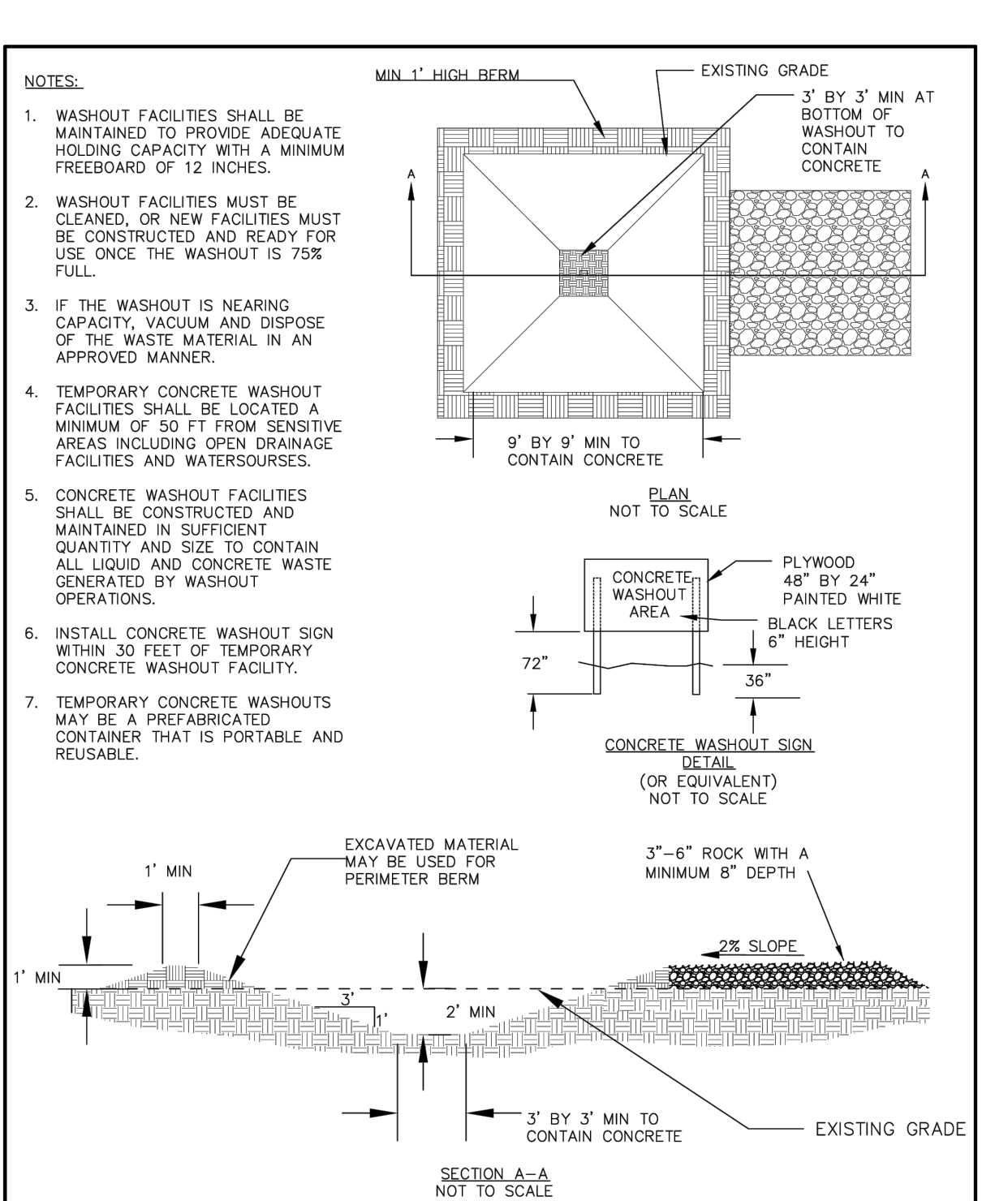
A. DWARF GRASS MIX (MIN. 100 LB./AC.)	B. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)	1. ANNUAL RYEGRASS (40% BY WEIGHT)
2. CREEPING RED FESCUE (20% BY WEIGHT)	2. TURF-TYPE FESCUE (60% BY WEIGHT)
 2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
 3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
 4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
 5. STOCKPILED SOIL OR STIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
 6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
 7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
 8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
 9. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
 10. COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACT COAT ETC. TO PREVENT PRODUCTS FROM ENTERING THE STORM SYSTEM.
- EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:**
1. ALL SEDIMENT BARRIERS TO BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
 2. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
 3. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
 4. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

STANDARD EROSION CONTROL NOTES FOR SITES 1 ACRE AND GREATER
 DRAWING NO. 946 REVISED 6-30-21
 CleanWater Services



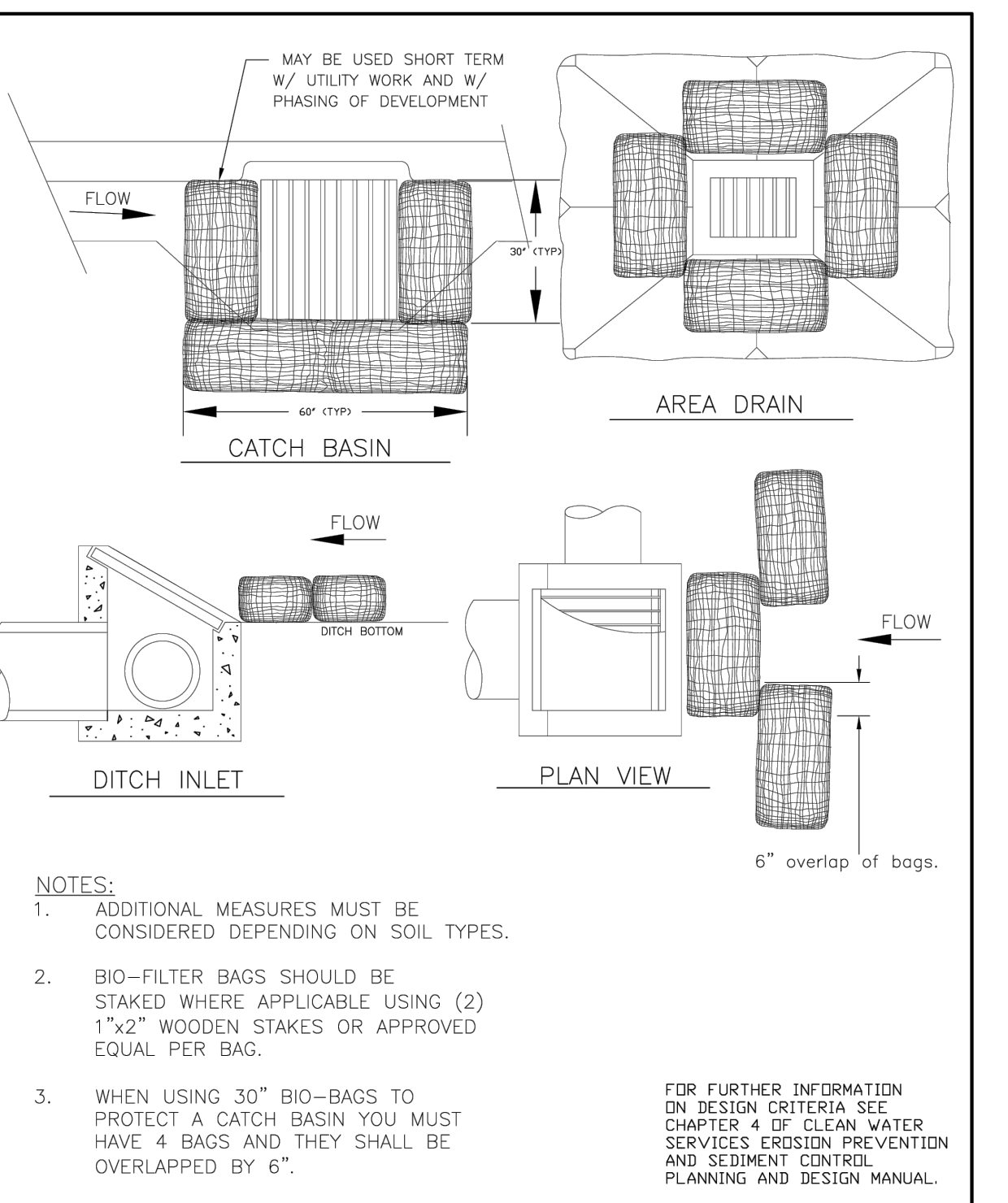
SEDIMENT FENCE
 DRAWING NO. 875 REVISED 12-16
 CleanWater Services

5 NO SCALE



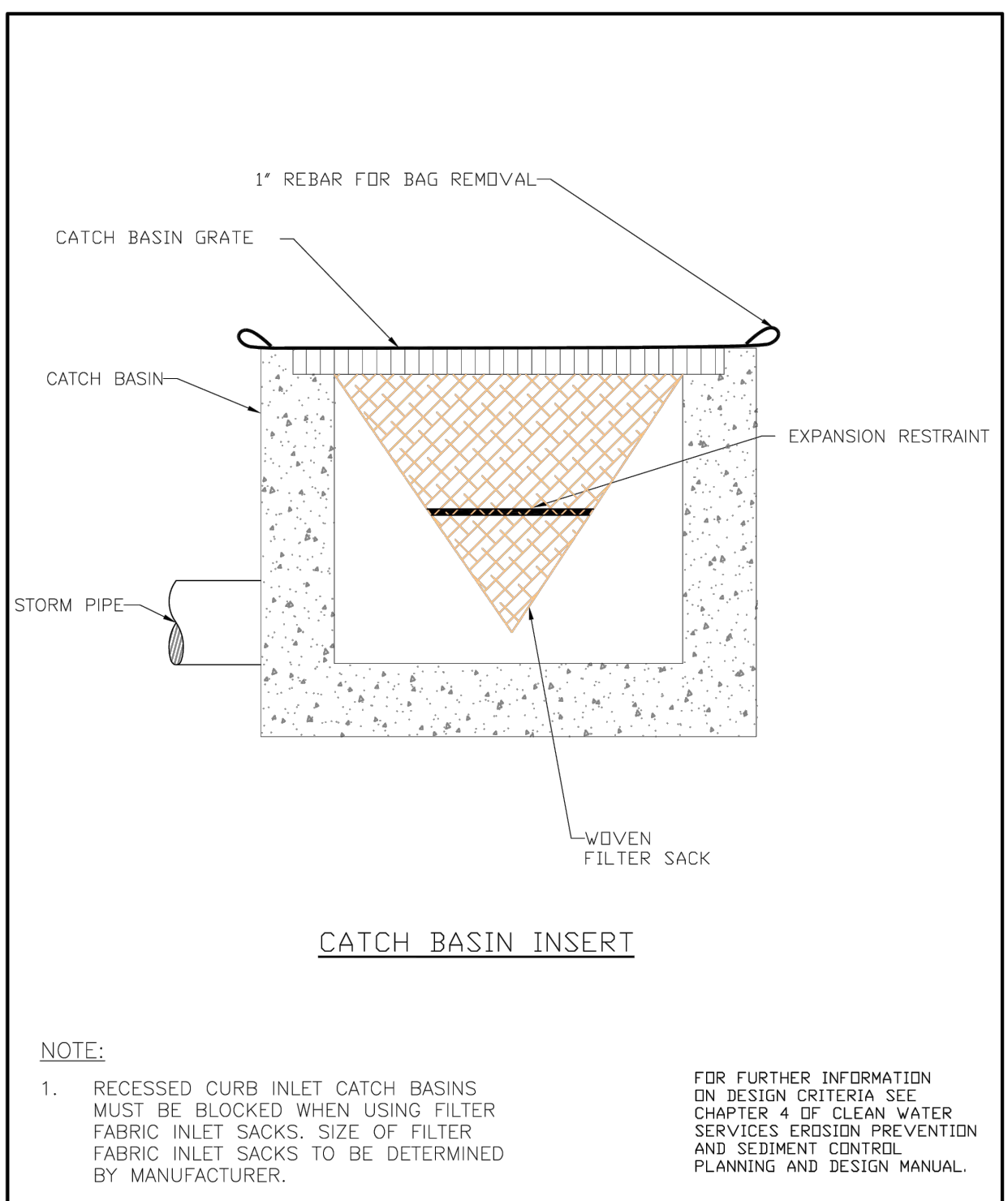
CONCRETE WASHOUT
 DRAWING NO. 900 REVISED 12-16
 CleanWater Services

6 NO SCALE



INLET PROTECTION TYPE 4
 DRAWING NO. 915 REVISED 12-16
 CleanWater Services

7 NO SCALE



INLET PROTECTION TYPE 5
 DRAWING NO. 920 REVISED 12-16
 CleanWater Services

8 NO SCALE

NO.	REVISION

ELMONICA APARTMENTS
 17160 W BASELINE RD
 WASHINGTON COUNTY
EROSION CONTROL DETAILS

PROJECT NUMBER
21-905
 SHEET NO.
 17 OF 19
 SHEET TITLE
EC200.0