

# LAND USE DRAWINGS

FOR

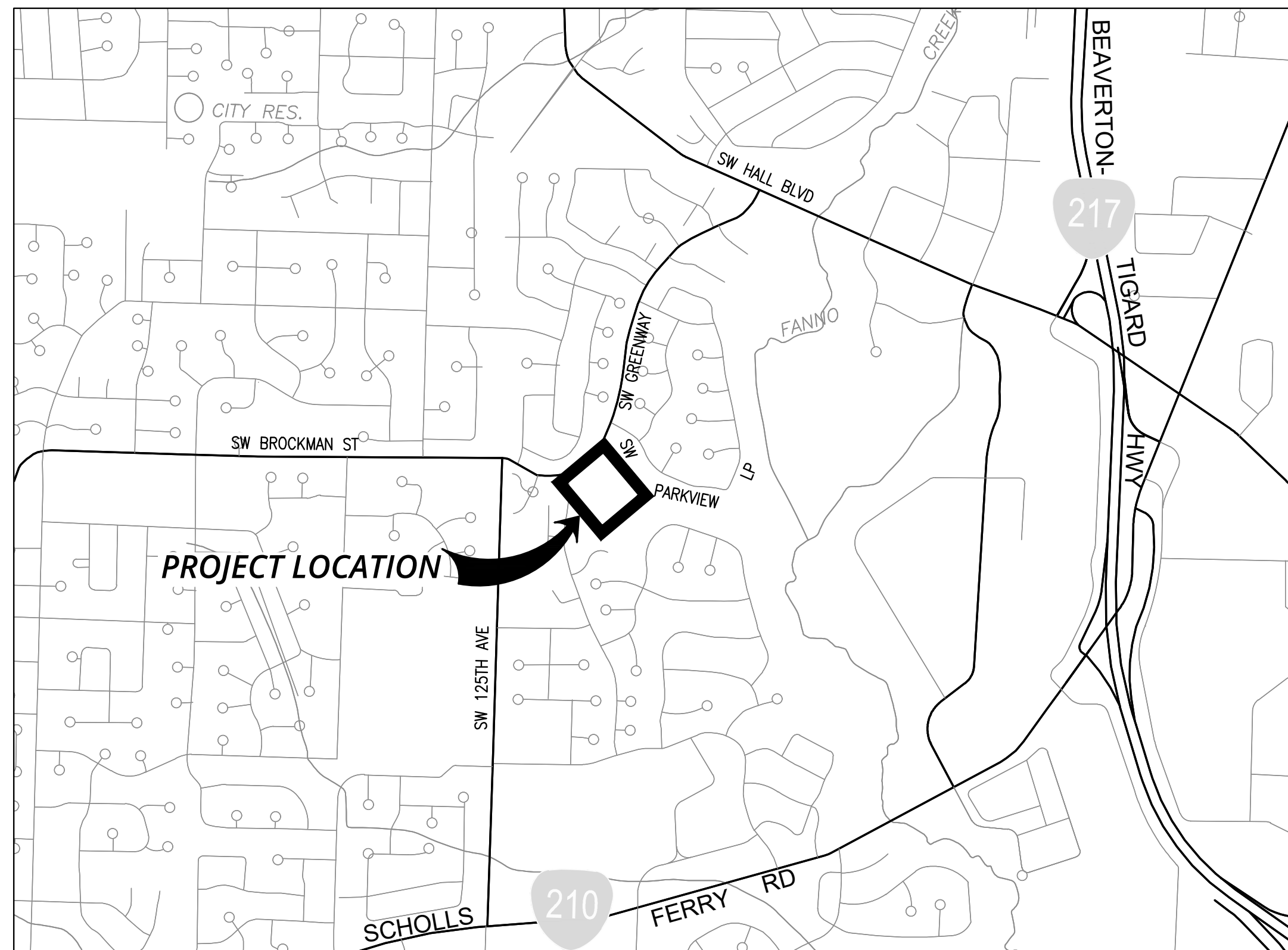
## GREENWAY PARK

### PERMANENT RESTROOM ADDITION

PREPARED FOR  
TUALATIN HILLS PARK & RECREATION DISTRICT



PUBLISH DATE  
11/09/2022  
ISSUED FOR  
LAND USE  
REVISIONS



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
SCALE: 1" = 100'

**SHEET LIST**

SHEET #	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	SITE PLAN

**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 AN EXCAVATION. CALL 503-246-6699.

**PROJECT TEAM**

OWNER / APPLICANT	CIVIL ENGINEER
TUALATIN HILLS PARK & RECREATION DISTRICT 6220 SW 112TH AVE, #100 BEAVERTON, OR 97008 CONTACT: MATT KILMARTIN PHONE: (503) 614-4010 EMAIL: m.kilmartin@thprd.org	3J CONSULTING, INC. 9600 SW NIMBUS AVENUE, SUITE 100 BEAVERTON, OR 97008 CONTACT: BRIAN O'ROURKE, PE PHONE: (503) 946-9365 EMAIL: brian.orourke@3j-consulting.com
SURVEYOR	PLANNER
CASWELL/HERTEL SURVEYS INC. 6150 SW 124TH AVE BEAVERTON, OR 97008 CONTACT: BENJAMIN S. STACY PHONE: (503) 644-3179 EMAIL: info@chsurveyinc.com	3J CONSULTING, INC. 9600 SW NIMBUS AVENUE, SUITE 100 BEAVERTON, OR 97008 CONTACT: HEATHER AUSTIN PHONE: (503) 946-9365 EMAIL: heather.austin@3j-consulting.com

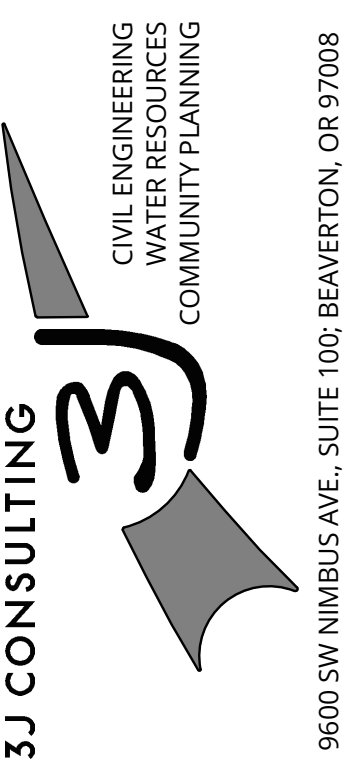
**SITE INFORMATION**

LOCATION	SECTION, TOWNSHIP, RANGE
THPRD GREENWAY PARK NEAR INTERSECTION OF SW GREENWAY AND SW PARKVIEW LOOP BEAVERTON, OREGON	TAX LOTS 212 IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 27, T. 1 S., R. 1 W., W.M. CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
ZONING	FLOOD HAZARD
RMC - RESIDENTIAL MIXED C	FIRM PANEL MAP NUMBER: 41067C0533E ZONE X
TAX LOT(S)	GROSS SITE AREA
TAX MAP: 1S12700 TAX LOTS: 212, 400, 500, 1200, 5100	87.37 AC. (GREENWAY PARK)
PROJECT AREA	
0.1 AC.	

**UTILITIES & SERVICES**

WATER, STORM, SEWER, ROADS	PARKS
CITY OF BEAVERTON, PUBLIC WORKS PHONE: (503) 526-2220	TUALATIN HILLS PARK AND RECREATION DISTRICT PHONE: (503) 614-4010
POLICE	FIRE
BEAVERTON POLICE DEPARTMENT PHONE: (503) 629-0111 NON-EMERGENCY CALL 9-1-1 IN CASE OF EMERGENCY	TUALATIN VALLEY FIRE & RESCUE PHONE: (503) 649-8577 NON-EMERGENCY CALL 9-1-1 IN CASE OF EMERGENCY
SCHOOLS	POWER
BEAVERTON SCHOOL DISTRICT PHONE: (503) 356-4500	PORTLAND GENERAL ELECTRIC PHONE: (800) 743-5000

**COVER SHEET**  
**THPRD-PERMANENT RESTROOM ADDITIONS**  
**GREENWAY PARK**  
 8960 SW REBECCA LANE  
 BEAVERTON, OR 97008



PROJECT INFORMATION  
 3J PROJECT # | 22783  
 TAX LOT(S) | 1S1270000212  
 LAND USE # | PA2022-0019  
 DESIGNED BY | KMK  
 CHECKED BY | BMO

SHEET NUMBER  
**C000**



P:\22783-THPRD-PERMANENT RESTROOM ADDITIONS\CAD\SHEETS\C100-GREENWAY-EXIST COND AND DEMO.DWG



**EXISTING LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- WETLAND
- VEGETATED CORRIDOR
- SS --- SEWER LINE
- W --- WATER LINE
- (W) --- ASSUMED WATERLINE
- G --- GAS LINE
- UGP --- UNDERGROUND POWER LINE
- T --- COMMUNICATIONS LINE
- --- FENCE
- XX0 --- MAJOR CONTOUR
- XX1 --- MINOR CONTOUR
- CURB
- ASPHALT
- CONCRETE
- --- SANITARY MANHOLE
- FH --- FIRE HYDRANT
- WM --- WATER METER
- SPK --- IRRIGATION VALVE
- LP --- LIGHT POLE
- BP --- BOLLARD
- CONIFEROUS TREE
- DECIDUOUS TREE

**EROSION CONTROL LEGEND**

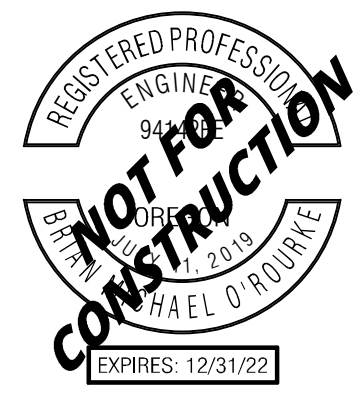
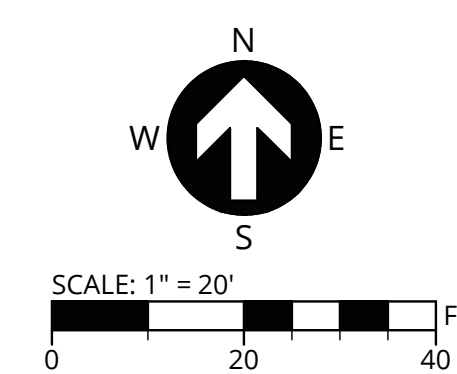
- X --- SEDIMENT FENCE
- STRAW WATTLE
- --- TREE PROTECTION FENCE
- ➔ --- SURFACE RUN-OFF FLOW
- STABILIZED CONSTRUCTION ENTRANCE
- PLASTIC SHEETING

**DEMOLITION KEY NOTES**

- 1 REMOVE EXTG. ASPHALT PAVEMENT PATH
- 2 PROTECT EXTG. TREE
- 3 PROTECT EXTG. TRANSFORMER AND UNDERGROUND POWER

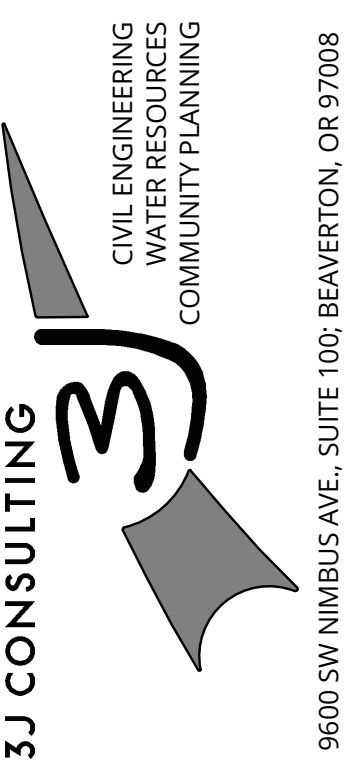
**EROSION CONTROL KEY NOTES**

- 1 INSTALL AND MAINTAIN SEDIMENT FENCE
- 2 INSTALL AND MAINTAIN STRAW WATTLE
- 3 INSTALL AND MAINTAIN INLET PROTECTION
- 4 INSTALL AND MAINTAIN TREE PROTECTION FENCE
- 5 INSTALL AND MAINTAIN STABILIZED CONSTRUCTION ENTRANCE
- 6 INSTALL AND MAINTAIN TEMPORARY SOIL/WASTE STOCKPILE AREA. PROTECT WITH PLASTIC SHEETING.



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**EXISTING CONDITIONS AND DEMOLITION PLAN**  
**THPRD-PERMANENT RESTROOM ADDITIONS**  
**GREENWAY PARK**  
8960 SW REBECCA LANE  
BEAVERTON, OR 97008



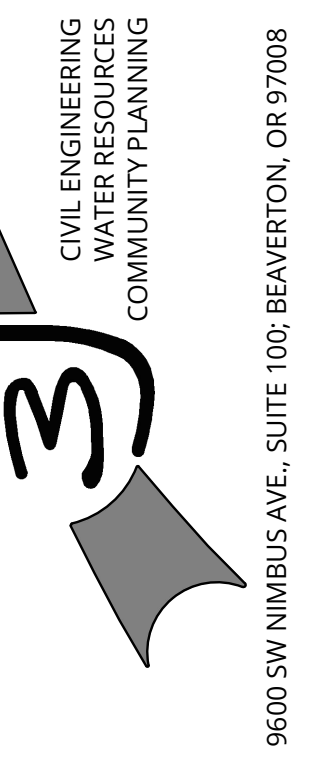
PROJECT INFORMATION  
3J PROJECT # | 22783  
TAX LOT(S) | 1S1270000212  
LAND USE # | PA2022-0019  
DESIGNED BY | KMK  
CHECKED BY | BMO

SHEET NUMBER  
**C100**



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**SITE PLAN**  
**THPRD-PERMANENT RESTROOM ADDITIONS**  
**GREENWAY PARK**  
 8960 SW REBECCA LANE  
 BEAVERTON, OR 97008



PROJECT INFORMATION  
 3J PROJECT # | 22783  
 TAX LOT(S) | 1S1270000212  
 LAND USE # | PA2022-0019  
 DESIGNED BY | KMK  
 CHECKED BY | BMO

SHEET NUMBER  
**C200**

**PROPOSED LEGEND**

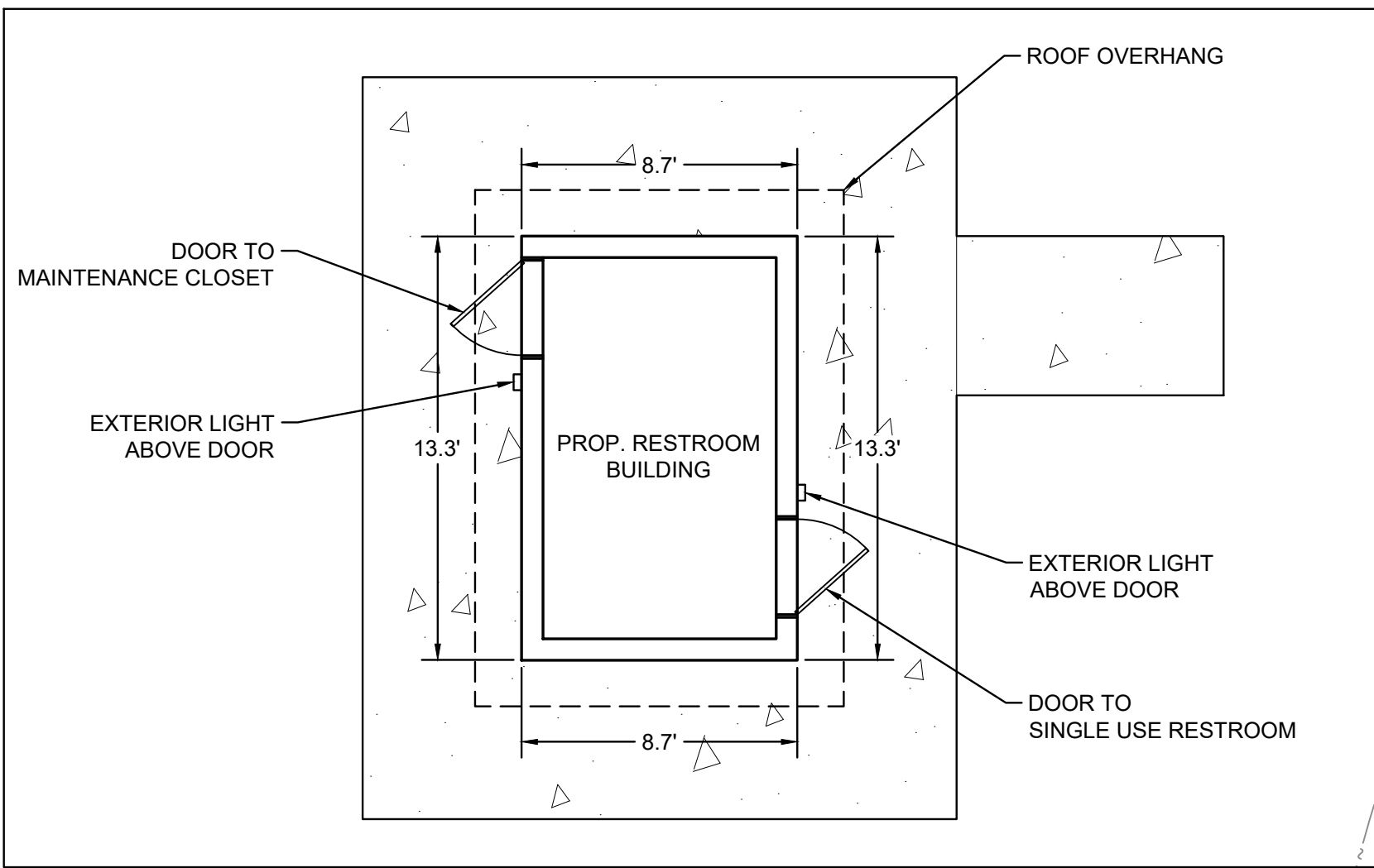
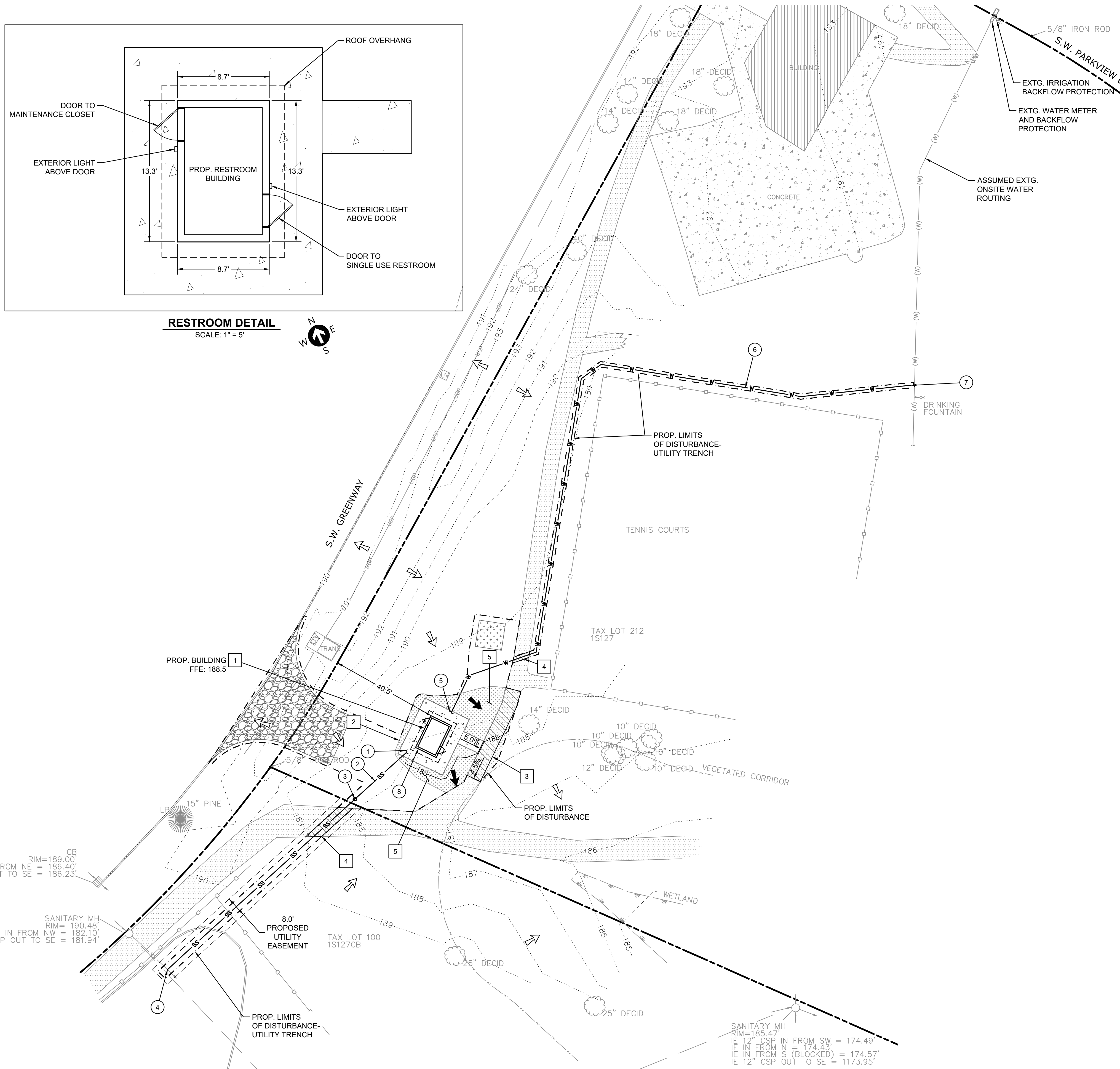
- ===== EDGE OF RESTROOM BUILDING
- EASEMENT
- BUILDING OVERHANG
- ===== CURB AND GUTTER
- XX0--- MAJOR CONTOUR
- XX1--- MINOR CONTOUR
- ➔ PROPOSED SURFACE RUN-OFF FLOW
- X.X% PROPOSED GRADING SLOPE
- LIMITS OF DISTURBANCE
- [Hatched Box] ASPHALT PAVEMENT
- [Dotted Box] CONCRETE PAVEMENT
- W DOMESTIC SERVICE WATER
- SS SANITARY SEWER
- o SANITARY SEWER CLEANOUT

**CONSTRUCTION KEY NOTES**

- 1 PROPOSED SINGLE STALL ROMTEC PREFABRICATED RESTROOM BUILDING
- 2 PROPOSED CONCRETE PAVING
- 3 PROPOSED ASPHALT PAVING
- 4 PROPOSED HARDSCAPE TRENCH RESURFACING AS NEEDED FOR UTILITY INSTALLATION
- 5 PROPOSED LANDSCAPING  
ALL DISTURBED AREAS TO BE SEEDED WITH LAWN SEED MIX

**UTILITY KEY NOTES**

- 1 PROPOSED SANITARY SEWER CONNECTION TO BUILDING
- 2 PROPOSED 4" SANITARY SEWER PIPE
- 3 PROPOSED SANITARY SEWER CLEANOUT
- 4 PROPOSED SANITARY SEWER CONNECTION TO MAIN
- 5 PROPOSED DOMESTIC WATER CONNECTION TO BUILDING
- 6 PROPOSED 1" DOMESTIC WATER PIPE
- 7 PROPOSED DOMESTIC WATER CONNECTION TO EXTG. WATERLINE NEAR EXTG. DRINKING FOUNTAIN. CONTRACTOR TO VERIFY IN FIELD EXTG. WATERLINE LOCATION.
- 8 UNDERGROUND POWER CONNECTION TO BUILDING (DESIGN BY OTHERS)



**RESTROOM DETAIL**  
SCALE: 1" = 5'



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