

Received  
Planning Division  
01/23/2023

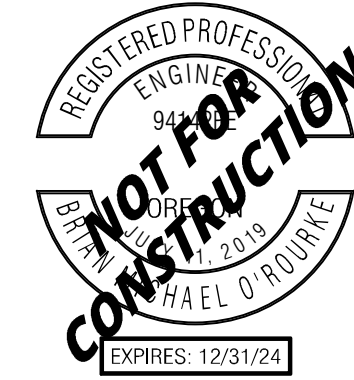
# LAND USE DRAWINGS

FOR

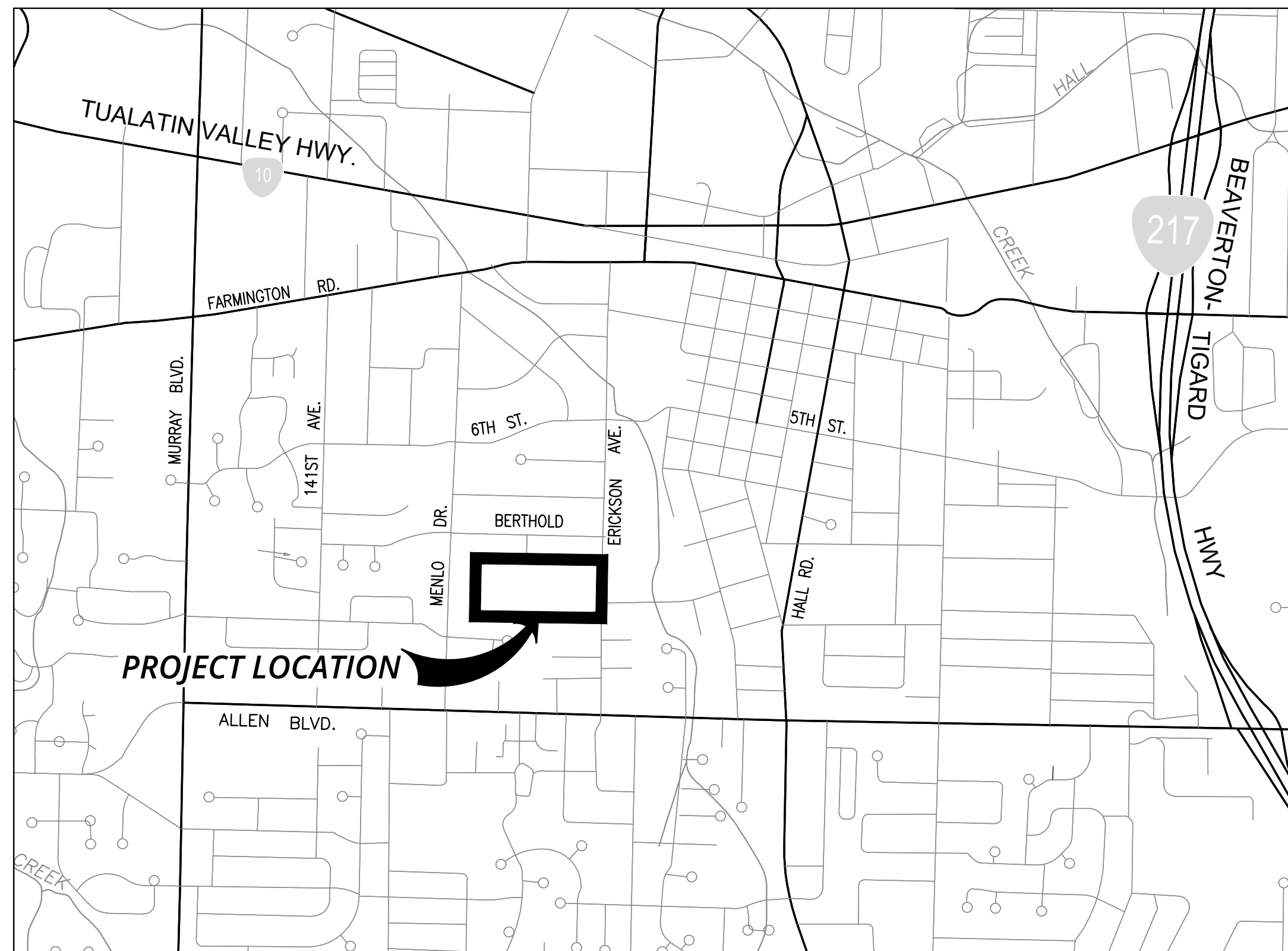
## EVELYN M. SCHIFFLER MEMORIAL PARK PERMANENT RESTROOM ADDITION

PREPARED FOR

TUALATIN HILLS PARK & RECREATION DISTRICT



PUBLISH DATE  
01/06/2022  
ISSUED FOR  
LAND USE  
REVISIONS



**VICINITY MAP**  
NOT TO SCALE



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

**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**

<b>OWNER / APPLICANT</b>	<b>CIVIL ENGINEER</b>
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
<b>SURVEYOR</b>	<b>PLANNER</b>
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

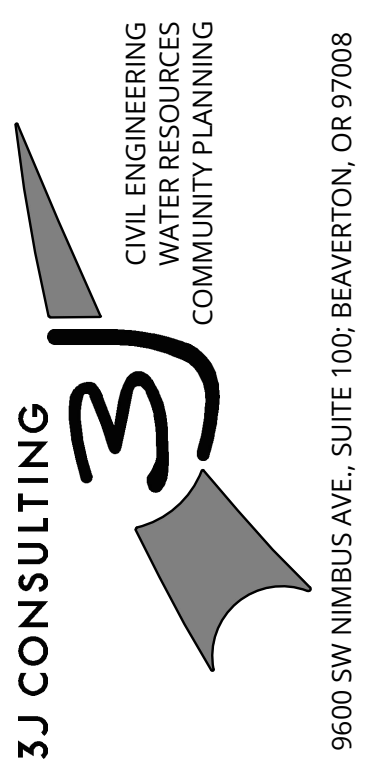
**SITE INFORMATION**

<b>LOCATION</b>	<b>SECTION, TOWNSHIP, RANGE</b>
EVELYN M. SCHIFFLER PARK NEAR SW ERICKSON AVE BEAVERTON, OREGON	TAX LOTS 05100 IN THE SOUTHWEST 1/4 OF SECTION 16, T. 1 S., R. 1 W., W.M. CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
<b>ZONING</b>	<b>FLOOD HAZARD</b>
RMC - RESIDENTIAL MIXED C	FIRM PANEL MAP NUMBER: 41067C0831E ZONE X
<b>TAX LOT(S)</b>	<b>GROSS SITE AREA</b>
1S116DC05100	7.3 AC. (EVELYN M. SCHIFFLER PARK)
<b>PROJECT AREA</b>	<b>IMPERVIOUS AREA INVENTORY</b>
>0.1 AC.	840 SF NEW + MODIFIED IMPERVIOUS AREA

**UTILITIES & SERVICES**

<b>WATER, STORM, SEWER, ROADS</b>	<b>PARKS</b>
CITY OF BEAVERTON, PUBLIC WORKS PHONE: (503) 526-2220	TUALATIN HILLS PARK AND RECREATION DISTRICT PHONE: (503) 614-4010
<b>POLICE</b>	<b>FIRE</b>
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
<b>SCHOOLS</b>	<b>POWER</b>
BEAVERTON SCHOOL DISTRICT PHONE: (503) 356-4500	PORTLAND GENERAL ELECTRIC PHONE: (800) 743-5000

**COVER SHEET**  
**THPRD-PERMANENT RESTROOM ADDITIONS**  
**EVELYN M. SCHIFFLER MEMORIAL PARK**  
 5495 SW ERICKSON AVENUE  
 BEAVERTON, OR 97005



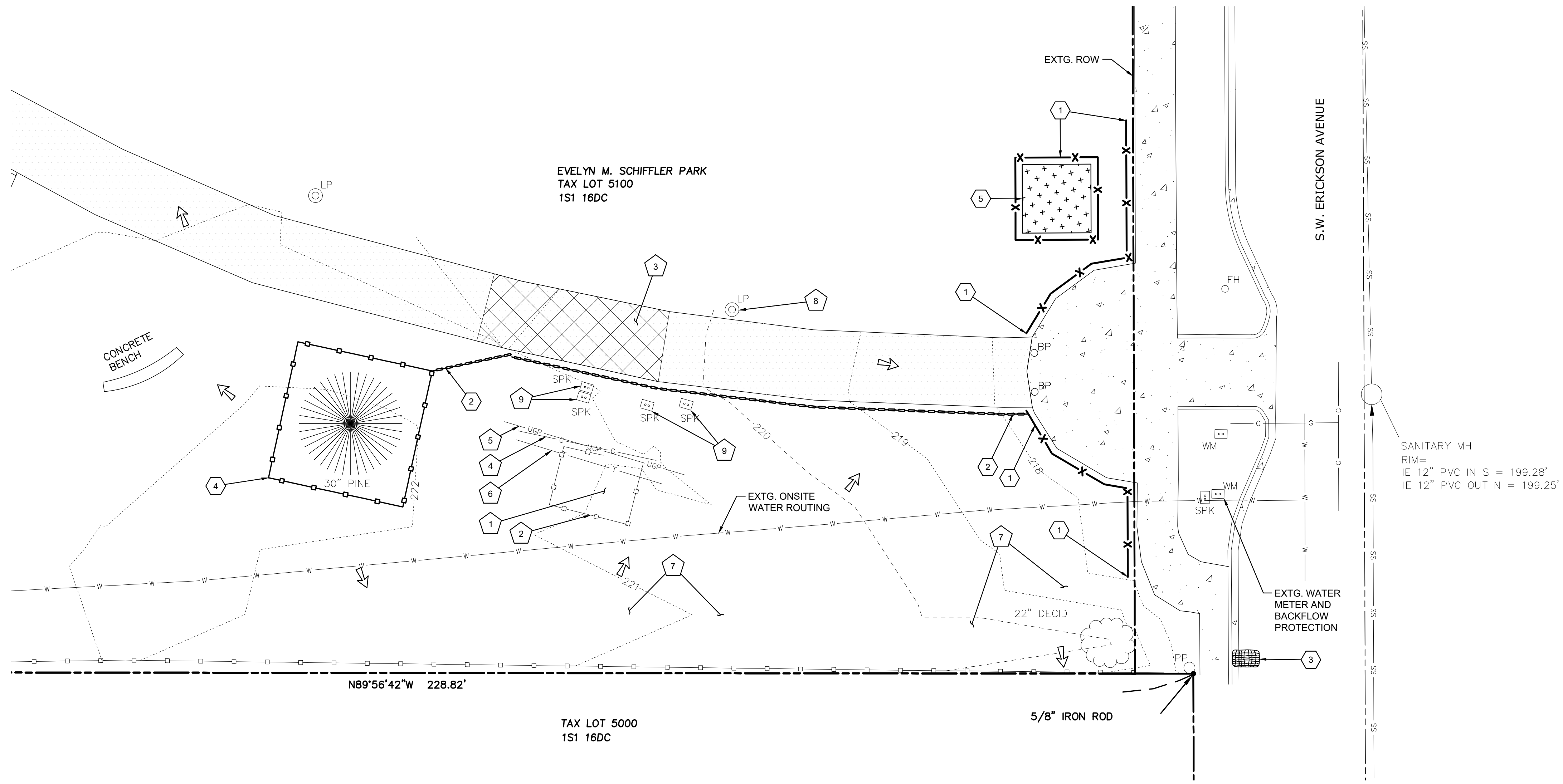
PROJECT INFORMATION  
 3J PROJECT # | 22783  
 TAX LOT(S) | 1S116DC05100  
 LAND USE # | PA2022-0018  
 DESIGNED BY | KMK  
 CHECKED BY | BMO

SHEET NUMBER  
**C000**



P:\22783-THPRD-PERMANENT RESTROOM ADDITIONS\CAD\SHEETS\C000-SCHIFFLER-COVER SHEET.DWG

P:\22783-THPRD-PERMANENT RESTROOM ADDITIONS\CAD\SHEET\100-SCHIFFLER-EXIST COND AND DEMO.DWG



**EXISTING LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SS SEWER LINE
- W WATER LINE
- (W) ASSUMED WATER LINE
- 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**

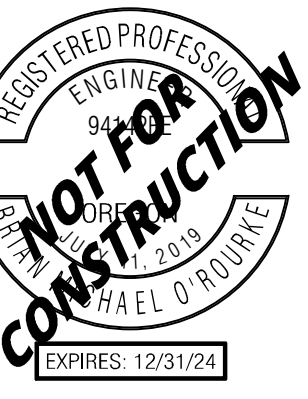
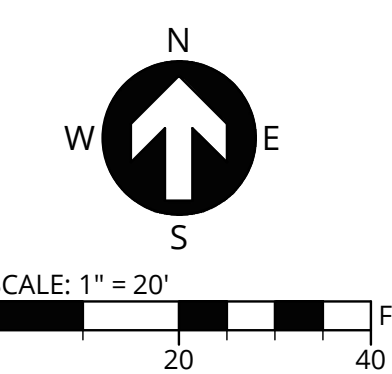
- X SEDIMENT FENCE
- STRAW WATTLE
- TREE PROTECTION FENCE
- BIO BAG CHECK DAM
- ⇒ SURFACE RUN-OFF FLOW

**EROSION CONTROL KEY NOTES**

- 1 INSTALL AND MAINTAIN SEDIMENT FENCE
- 2 INSTALL AND MAINTAIN STRAW WATTLE
- 3 INSTALL AND MAINTAIN BIO BAG CHECK DAM TO PROTECT DOWNSTREAM INLET
- 4 INSTALL AND MAINTAIN TREE PROTECTION FENCE
- 5 INSTALL AND MAINTAIN TEMPORARY SOIL/WASTE STOCKPILE AREA. PROTECT WITH PLASTIC SHEETING.

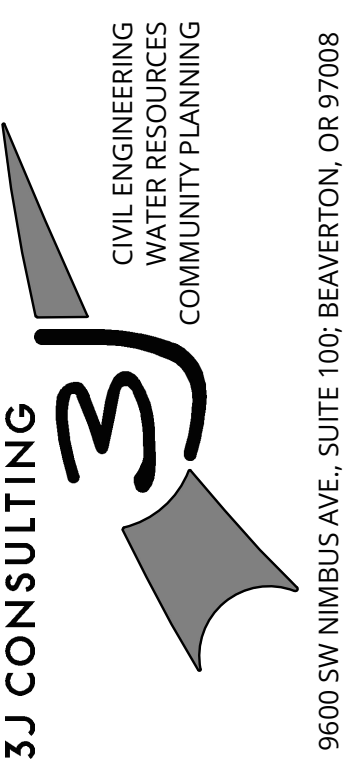
**DEMOLITION KEY NOTES**

- 1 EXTG. (2) PORTABLE TOILETS TO BE REMOVED BY THPRD
- 2 REMOVE EXTG. WOOD FENCE
- 3 REMOVE EXTG. ASPHALT PAVEMENT PATH
- 4 RELOCATE EXTG. GAS LINE (BY OTHERS)
- 5 RELOCATE EXTG. UNDERGROUND POWER (BY OTHERS)
- 6 RELOCATE EXTG. UNDERGROUND TELECOMMUNICATIONS (BY OTHERS)
- 7 PROTECT EXTG. TREE/SHRUB
- 8 PROTECT EXTG. LIGHTPOLE
- 9 PROTECT EXTG. IRRIGATION VALVE BOX AND ADJUST LID TO FINISH GRADE



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**EXISTING CONDITIONS AND DEMOLITION PLAN**  
**THPRD-PERMANENT RESTROOM ADDITIONS**  
**EVELYN M. SCHIFFLER MEMORIAL PARK**  
 5495 SW ERICKSON AVENUE  
 BEAVERTON, OR 97005



PROJECT INFORMATION  
 3J PROJECT # | 22783  
 TAX LOT(S) | 1S116DC05100  
 LAND USE # | PA2022-0018  
 DESIGNED BY | KMK  
 CHECKED BY | BMO

SHEET NUMBER  
**C100**



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**SITE PLAN**  
**THPRD-PERMANENT RESTROOM ADDITIONS**  
**EVELYN M. SCHIFFLER MEMORIAL PARK**  
 5495 SW ERICKSON AVENUE  
 BEAVERTON, OR 97005

**3J CONSULTING**  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 COMMUNITY PLANNING  
 9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION  
 3J PROJECT # | 22783  
 TAX LOT(S) | 1S116DC05100  
 LAND USE # | PA2022-0018  
 DESIGNED BY | KMK  
 CHECKED BY | BMO

SHEET NUMBER  
**C200**

**PROPOSED LEGEND**

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

**CONSTRUCTION KEY NOTES**

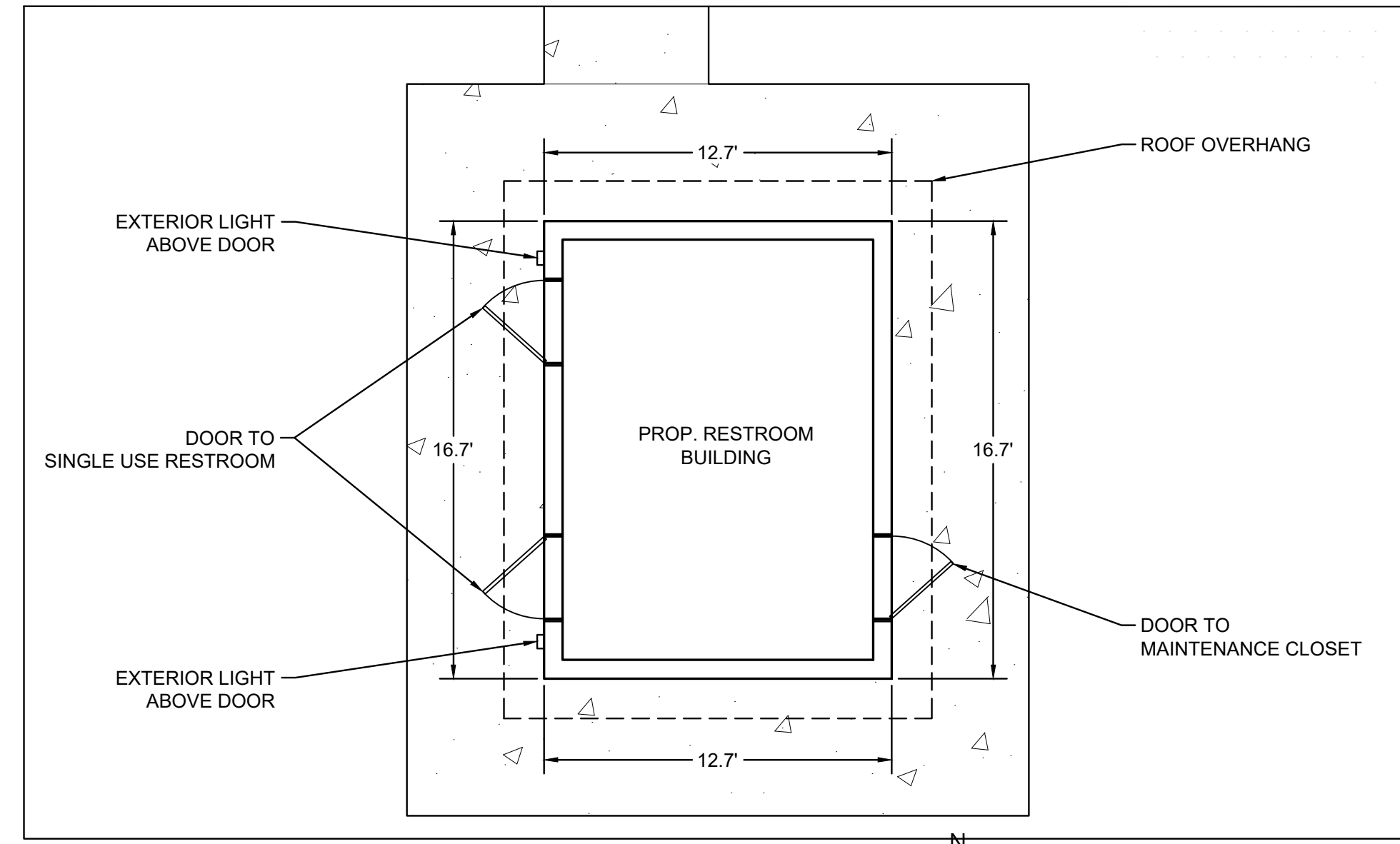
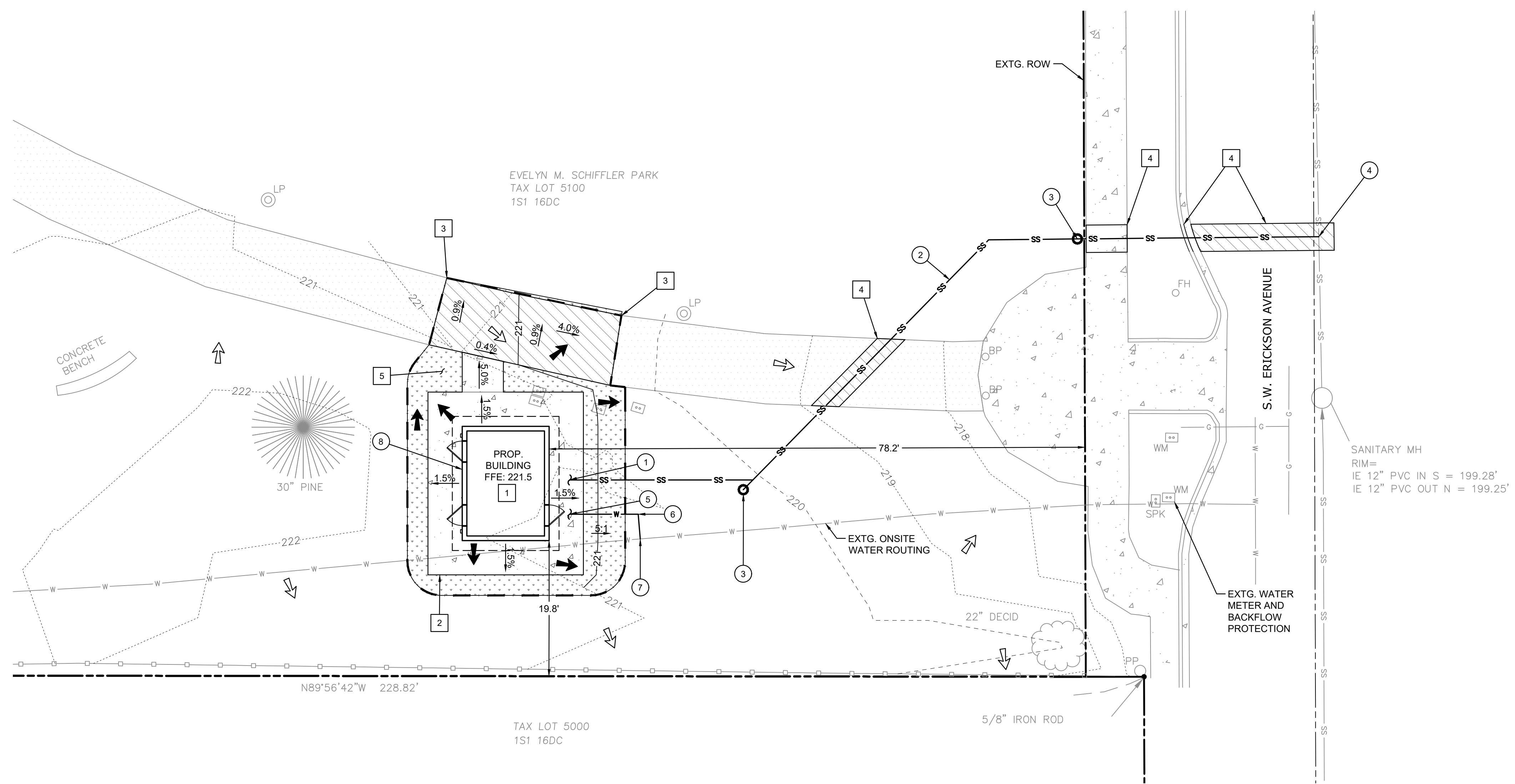
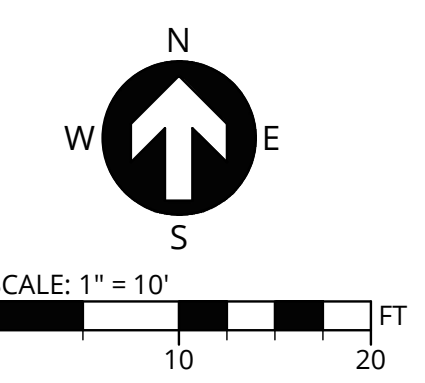
- 1 PROPOSED DOUBLE STALL ROMTEC PREFABRICATED RESTROOM BUILDING
- 2 PROPOSED CONCRETE PAVING
- 3 PROPOSED ASPHALT PAVING
- 4 PROPOSED HARDSCAPE TRENCH RESURFACING AS NEEDED FOR PLACEMENT OF UNDERGROUND UTILITY
- 5 PROPOSED LANDSCAPING  
ALL DISTURBED AREAS TO BE SEEDED WITH LAWN SEED MIX

**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 PUBLIC MAIN
- 5 PROPOSED DOMESTIC WATER CONNECTION TO BUILDING
- 6 PROPOSED 1" DOMESTIC WATER PIPE
- 7 PROPOSED DOMESTIC WATER CONNECTION TO EXTG. WATERLINE. CONTRACTOR TO VERIFY IN FIELD EXTG. WATERLINE LOCATION.
- 8 UNDERGROUND POWER CONNECTION TO BUILDING (DESIGN BY OTHERS)

**IMPERVIOUS INVENTORY TABLE**

MODIFIED EXTG. (SF)	271
REMOVED EXTG. (SF)	0
NEW (SF)	636
TOTAL MODIFIED & NEW (SF)	907



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

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