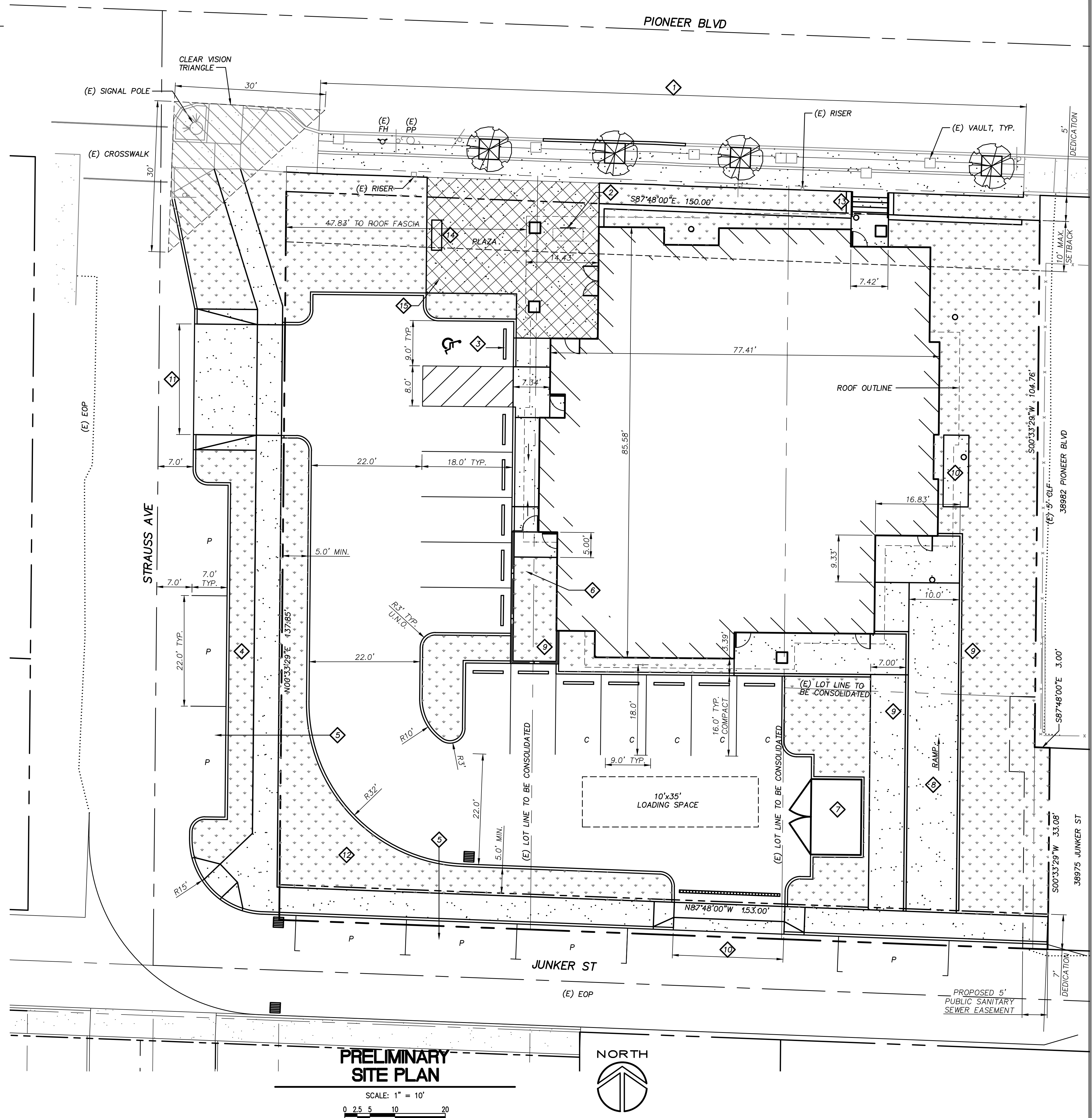


SITE KEYNOTES

1. DEMO (E) SIDEWALK & DRIVEWAY & REPLACE W/ NEW 8' SIDEWALK.
2. U-SHAPED BICYCLE RACK FOR (2) BICYCLE'S.
3. WHEEL STOP, TYP.
4. STREET SWALE W/ 12" STEP-OUT.
5. 7'x22' ON-STREET PARALLEL PARKING STALL.
6. 6' CYCLONE FENCED ENCLOSURE FOR SURGICAL EXERCISE AREA.
7. TRASH ENCLOSURE, SEE ARCHITECTURAL.
8. CONCRETE RAMP TO CRAWL SPACE.
9. REINFORCED CONCRETE RETAINING WALL, TYP.
10. NEW 22' WIDE DRIVEWAY.
11. NEW 22' WIDE DRIVEWAY.
12. HVAC EQUIPMENT PAD
13. STEEL HANDRAILS ON BOTH SIDES OF STAIRS, TYP. (3) LOCATIONS
14. BENCH SEATING IN PLAZA
15. 2'x2' DIAMOND SCORE PATTERN FOR CONCRETE IN PLAZA (917 SF)

AREA SUMMARY

BUILDING AREA (FOOTPRINT):	5,767 SF (28%)
IMPERVIOUS AREA:	9,698 SF (47%)
EXERCISE AREA:	177 SF (<1%)
LANDSCAPE AREA:	5,125 SF (25%)
TOTAL:	20,767 SF (AFTER DEDICATIONS)
MIN. CIVIC AREA REQUIRED:	174 SF (3% OF BUILDING FOOTPRINT)
CIVIC AREA PROVIDED:	570 SF (ON SITE PLAZA NOT UNDER ROOFLINE)



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CLIENT

SHAN HILL
39231 PROCTOR BLVD
SANDY, OR 97055
503-608-8290

PROJECT

**BARLOW TRAIL
VETERINARY CLINIC**

SITE ADDRESS

**38952 PIONEER BLVD
SANDY, OR 97055**

**SHEET NAME
PRELIMINARY
SITE PLAN**

REVISION

- 9/30/22 ISSUED FOR DESIGN REVIEW

ISSUE DATE SEPTEMBER 30, 2022

DRAWING FILE 22-04c.DWG

PROJECT NUMBER 22-04

C1

SHEET NO.

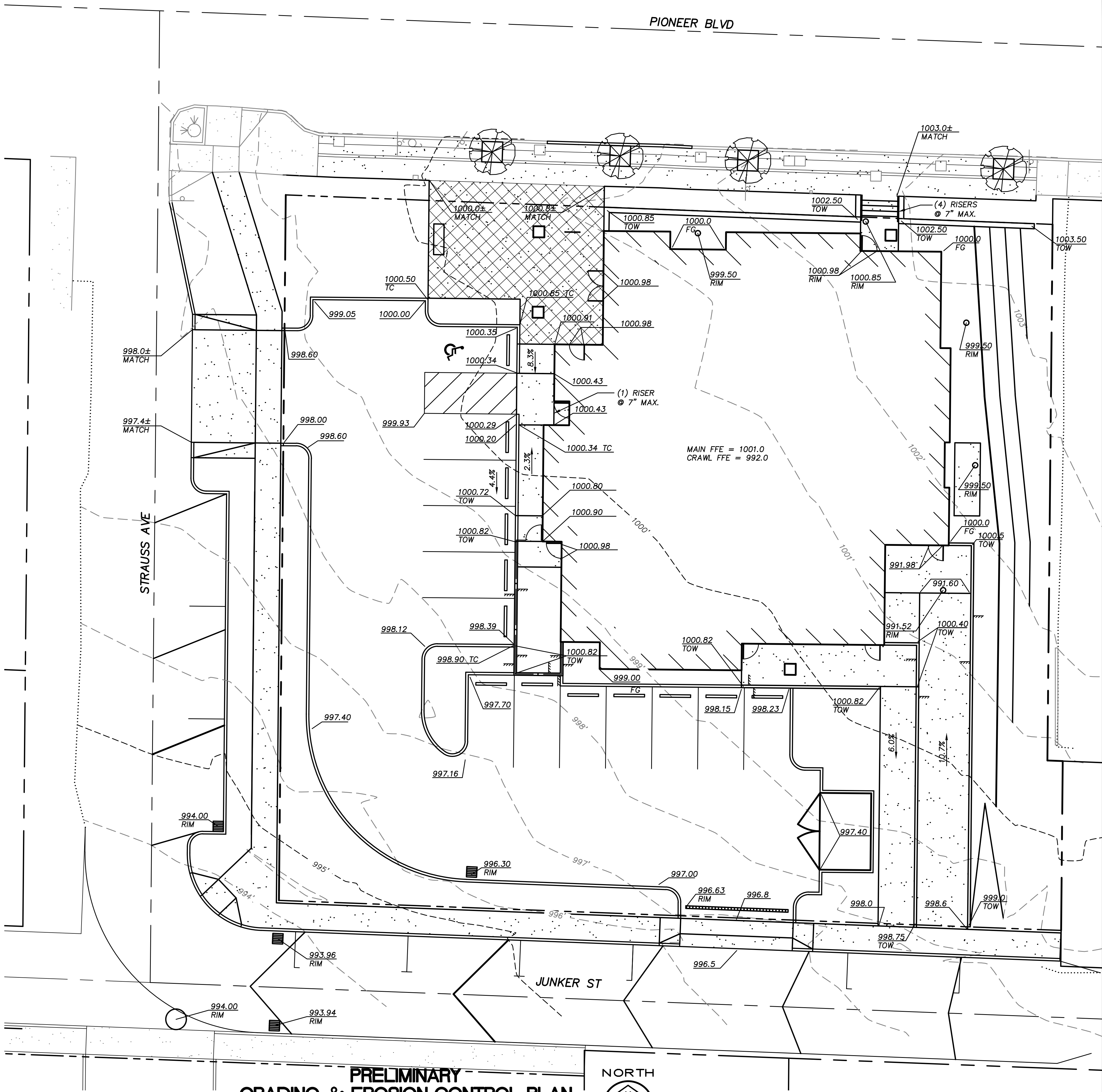
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EROSION CONTROL KEYNOTES

1. SEDIMENT FENCE
2. INLET PROTECTION
3. CONSTRUCTION ENTRANCE
4. CONCRETE WASHOUT

DISTURBANCE AREAS

RIGHT-OF-WAY: ±0.15 AC
ON-SITE: ±0.31 AC
TOTAL: ±0.46 AC



**PRELIMINARY
GRADING & EROSION CONTROL PLAN**

SCALE: 1" = 10'
0 2.5 5 10 20



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**PRELIMINARY
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C2

SHEET NO.

WATER KEYNOTES

1. (E) 3/4" WATER METER TO REMAIN FOR SITE IRRIGATION
2. NEW 1" WATER METER & BACKFLOW DEVICE
3. NEW DCDA BACKFLOW
4. NEW FIRE DEPARTMENT CONNECTION (FDC)
5. (E) FIRE HYDRANT TO REMAIN

SEWER KEYNOTES

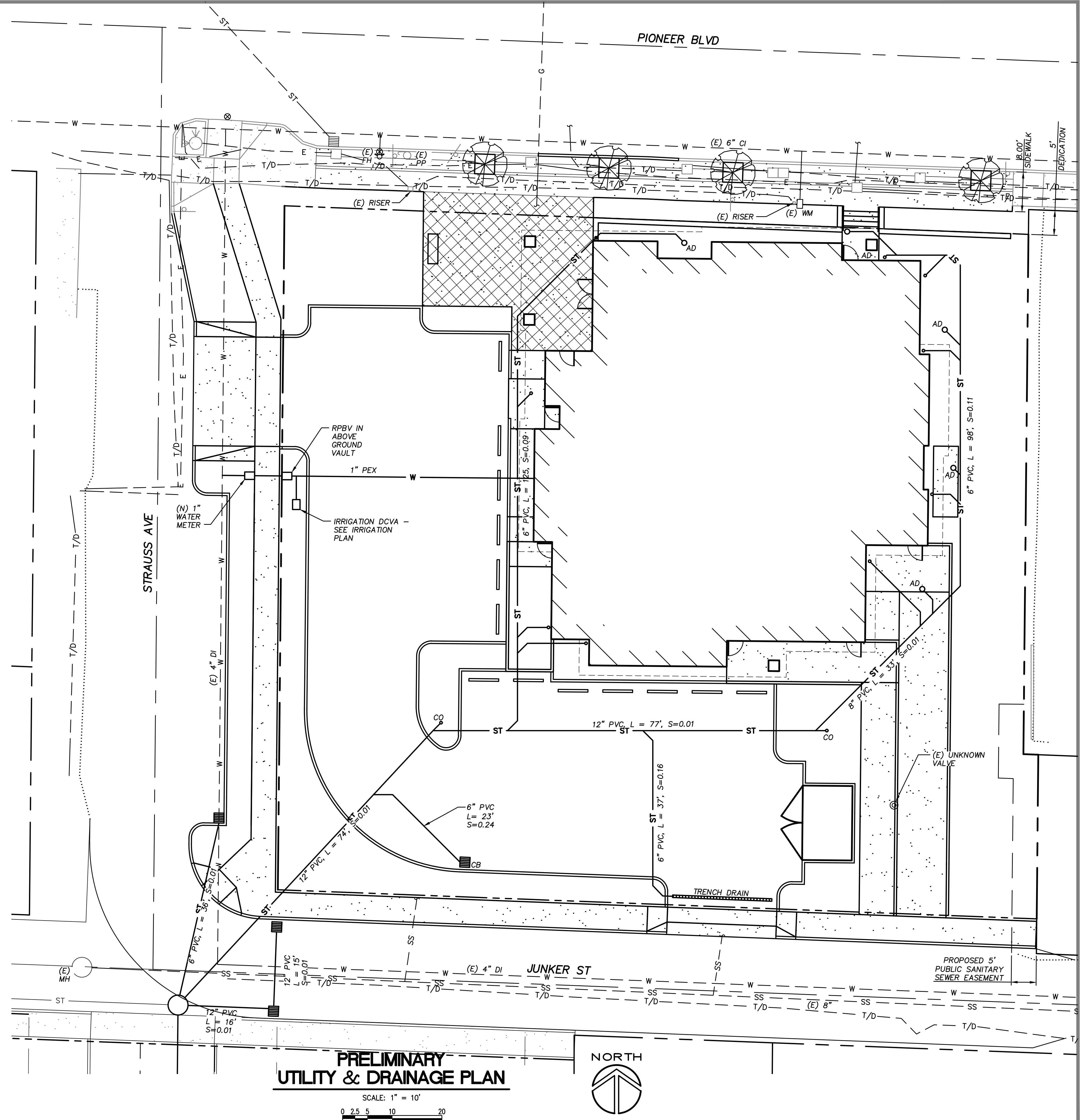
1. (E) 4" LATERAL TO BE REUSED FOR PROPOSED DEVELOPMENT
2. NEW SANITARY CLEANOUT BEHIND THE PROPERTY LINE
3. NEW SANITARY CLEANOUT AT THE BUILDING CONNECTION
4. NEW 4" SANITARY PIPE

ELECTRICAL KEYNOTES

1. RELOCATED UTILITY POLE W/ NEW LUMINAIRE (NEW STREET LIGHTING)
2. RELOCATED GUY WIRE
3. NEW UNDERGROUND ELECTRICAL SERVICE TO NEW BLDG

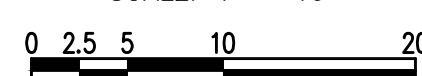
STORMWATER KEYNOTES

1. NEW STREET SWALE
2. NEW STREET PLANTER
3. NEW CONCRETE CURB INLET
4. NEW WATER QUALITY RAIN GARDEN
5. NEW CURB CUT OPENING
6. NEW OVERFLOW INLET/FLOW CONTROL STRUCTURE W/ SUMP
7. NEW 15' DEEP DRYWELL
8. NEW 6" STORM PIPE
9. RIPRAP PAD



PRELIMINARY UTILITY & DRAINAGE PLAN

SCALE: 1" = 10'



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VETERINARY CLINIC

SITE ADDRESS

38952 PIONEER BLVD
SANDY, OR 97055

SHEET NAME
PRELIMINARY
UTILITY &
DRAINAGE PLAN

REVISION

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- △
- △
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- △

ISSUE DATE **SEPTEMBER 30, 2022**

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PROJECT NUMBER **22-04**

C3

SHEET NO.



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PROJECT

BARLOW TRAIL
VETERINARY CLINIC

SITE ADDRESS

38952 PIONEER BLVD
SANDY, OR 97055

SHEET NAME

REGIONAL
STORMWATER
FACILITY

REVISION

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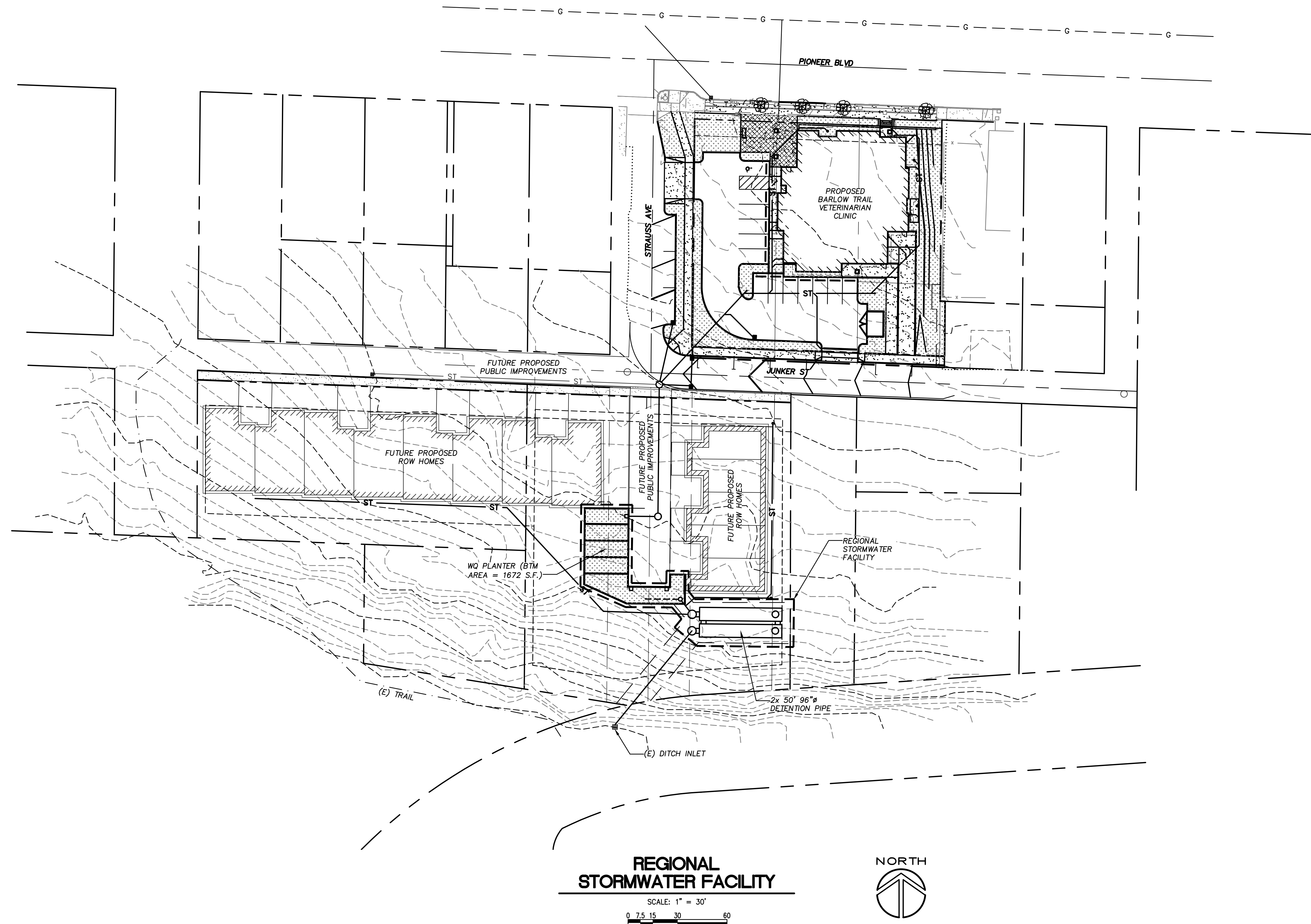
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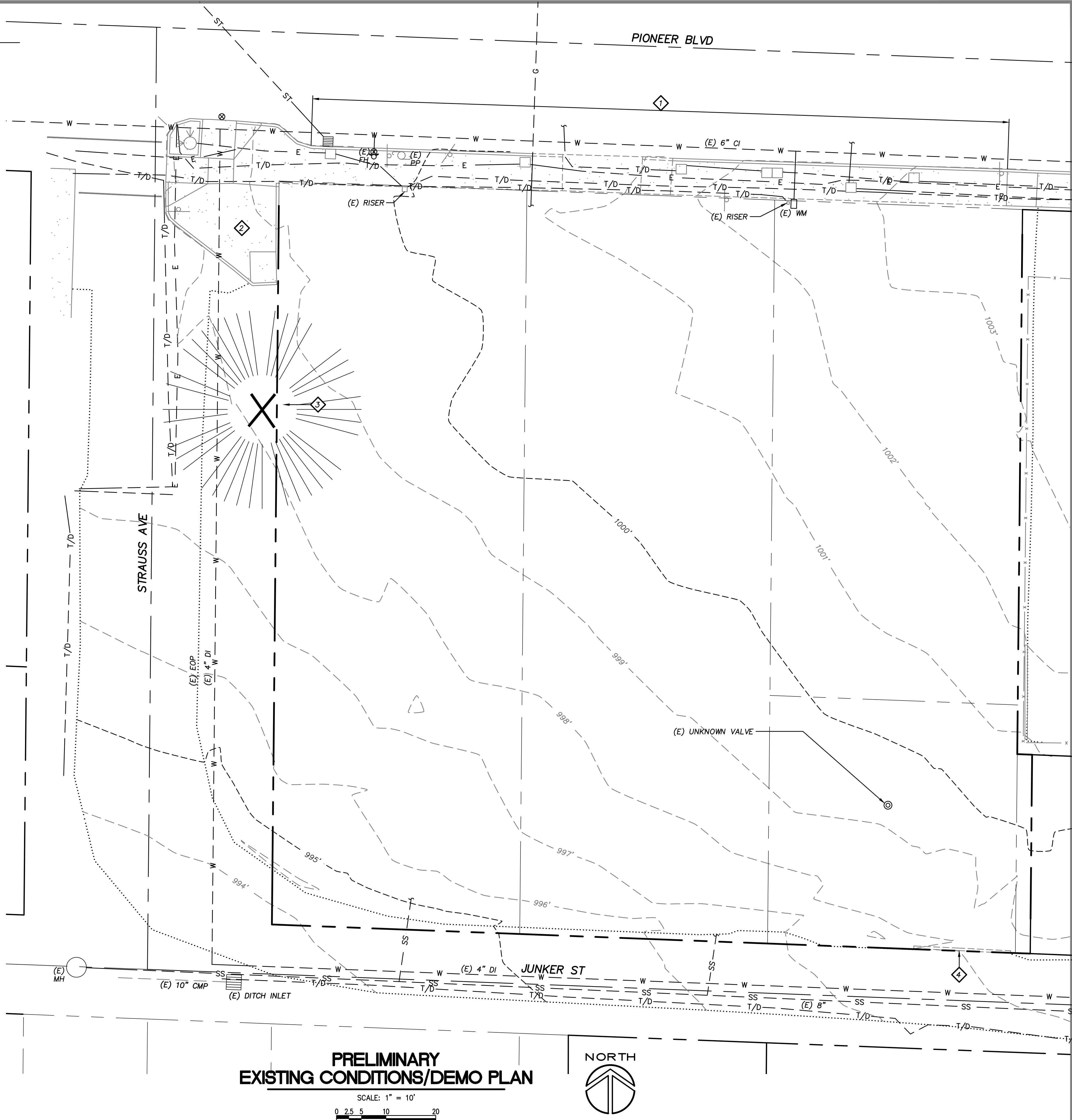
C4

SHEET NO.



DEMO KEYNOTES

1. DEMO (E) SIDEWALK & DRIVEWAY.
2. REMOVE PORTION OF (E) SIDEWALK & CURB, SEE C1 FOR FINAL DESIGN.
3. REMOVE (E) 40" TREE.
4. (E) CURB TO BE REMOVED.



**PRELIMINARY
EXISTING CONDITIONS/DEMO PLAN**

SCALE: 1" = 10'
0 2.5 5 10 20



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SHEET NAME

**PRELIMINARY
EXISTING CONDITIONS/
DEMO PLAN**

REVISION

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D1

SHEET NO.