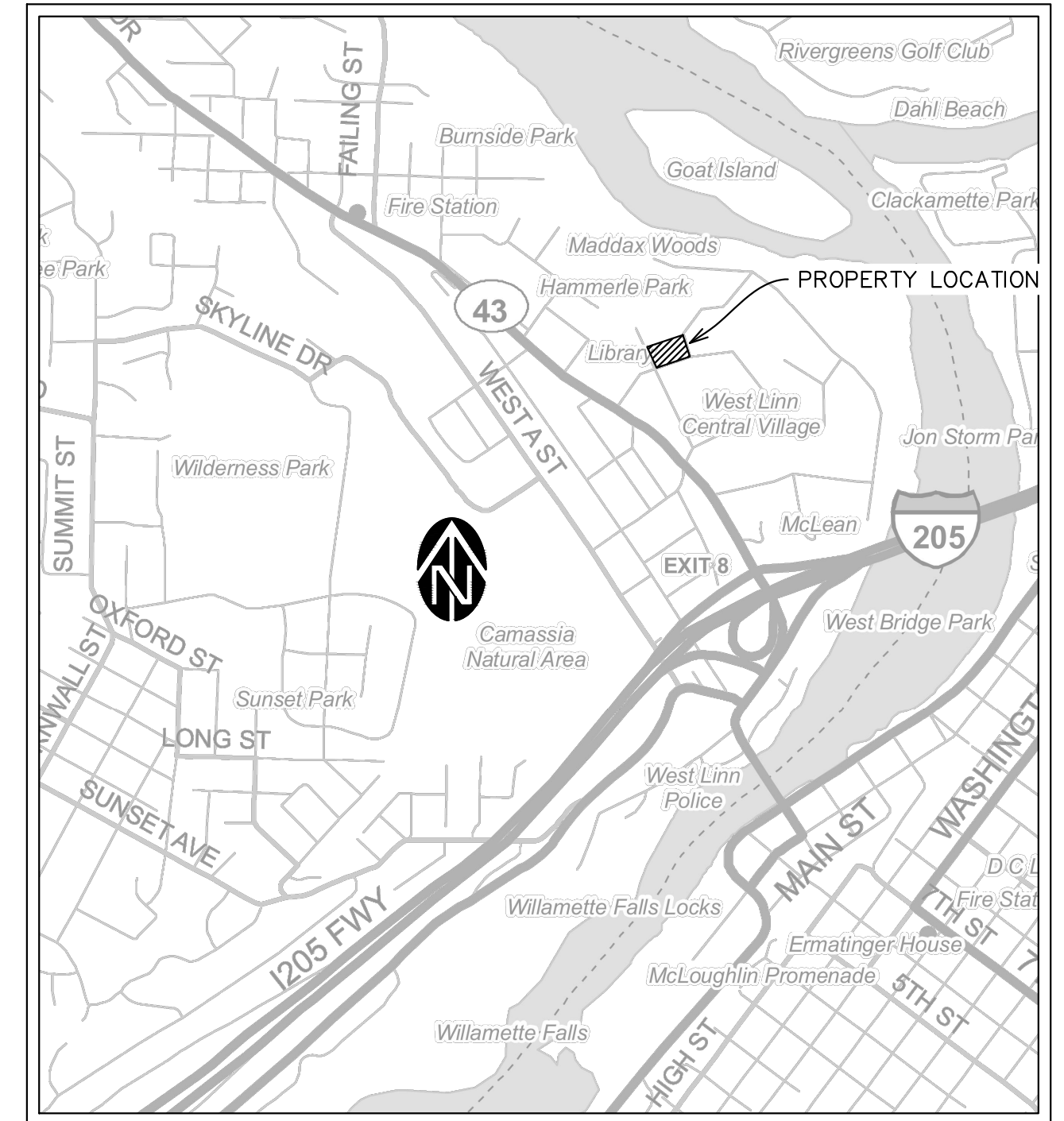
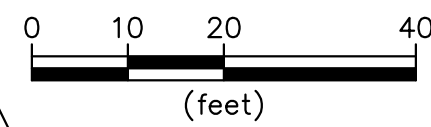


LEGEND

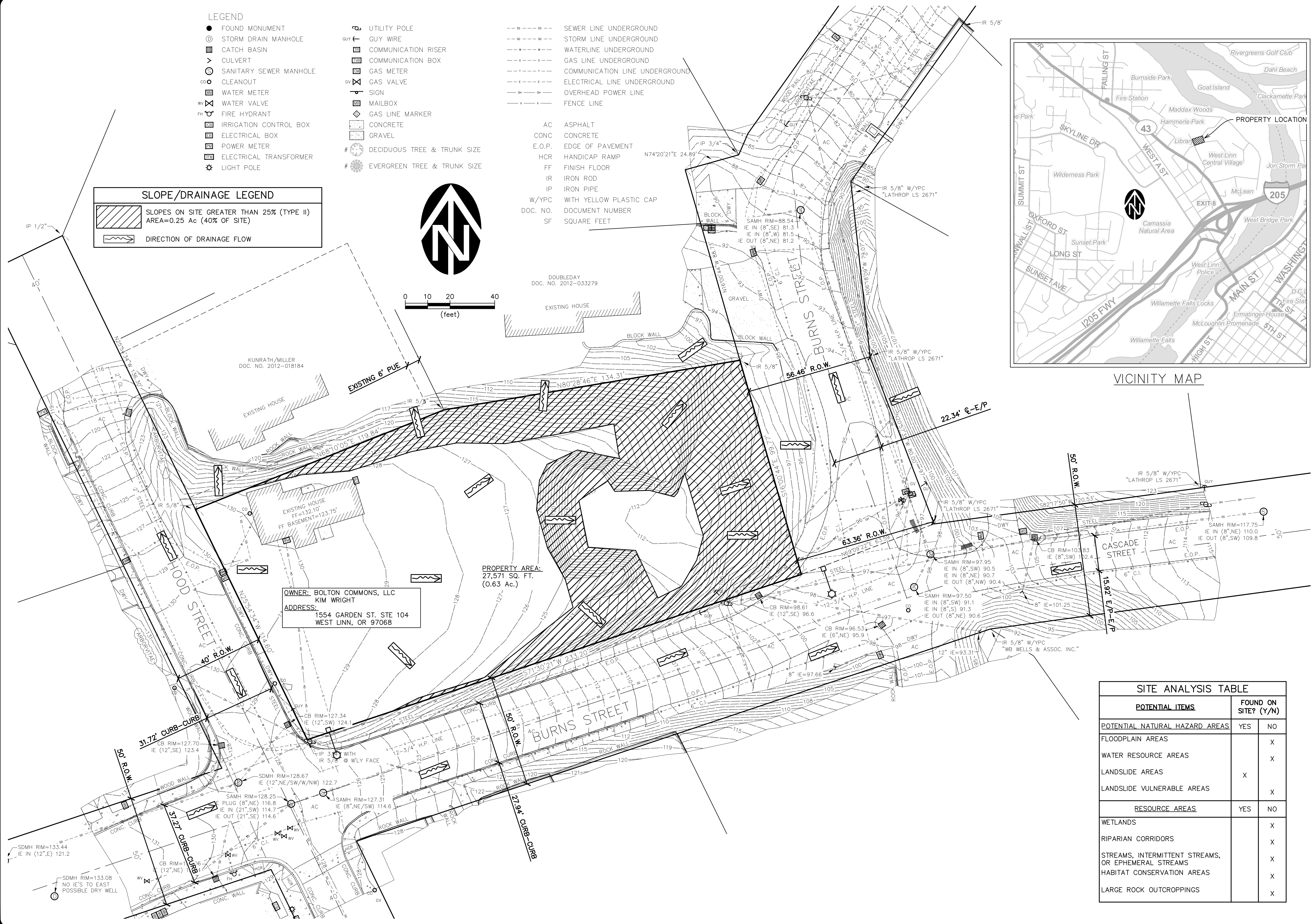
- FOUND MONUMENT
- ⊙ STORM DRAIN MANHOLE
- ▣ CATCH BASIN
- ∨ CULVERT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ IRRIGATION CONTROL BOX
- ⊙ ELECTRICAL BOX
- ⊙ POWER METER
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ COMMUNICATION RISER
- ⊙ COMMUNICATION BOX
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ GAS LINE MARKER
- ⊙ CONCRETE
- ⊙ GRAVEL
- # DECIDUOUS TREE & TRUNK SIZE
- # EVERGREEN TREE & TRUNK SIZE
- SEWER LINE UNDERGROUND
- STORM LINE UNDERGROUND
- WATERLINE UNDERGROUND
- GAS LINE UNDERGROUND
- COMMUNICATION LINE UNDERGROUND
- ELECTRICAL LINE UNDERGROUND
- OVERHEAD POWER LINE
- FENCE LINE
- AC ASPHALT
- CONC CONCRETE
- E.O.P. EDGE OF PAVEMENT
- HCR HANDICAP RAMP
- FF FINISH FLOOR
- IR IRON ROD
- IP IRON PIPE
- W/YPC WITH YELLOW PLASTIC CAP
- DOC. NO. DOCUMENT NUMBER
- SF SQUARE FEET

SLOPE/DRAINAGE LEGEND

- SLOPES ON SITE GREATER THAN 25% (TYPE II) AREA=0.25 Ac (40% OF SITE)
- DIRECTION OF DRAINAGE FLOW



VICINITY MAP



OWNER: BOLTON COMMONS, LLC
 KIM WRIGHT
 ADDRESS:
 1554 GARDEN ST. STE 104
 WEST LINN, OR 97068

PROPERTY AREA:
 27,571 SQ. FT.
 (0.63 Ac.)

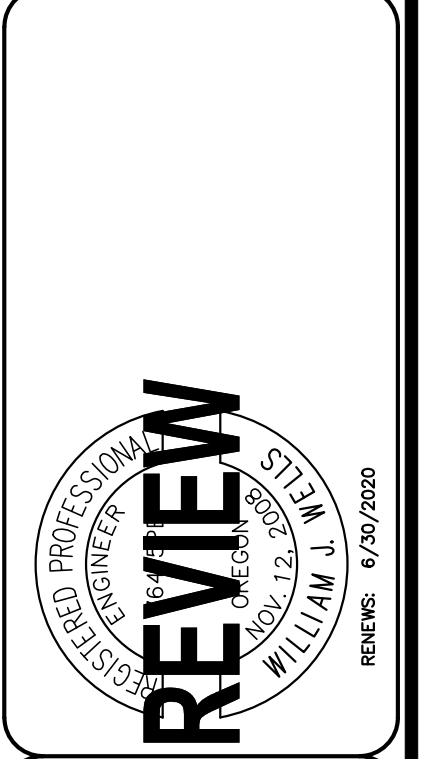
SITE ANALYSIS TABLE		
POTENTIAL ITEMS	FOUND ON SITE? (Y/N)	
	YES	NO
POTENTIAL NATURAL HAZARD AREAS		
FLOODPLAIN AREAS		X
WATER RESOURCE AREAS		X
LANDSLIDE AREAS	X	
LANDSLIDE VULNERABLE AREAS		X
RESOURCE AREAS	YES	NO
WETLANDS		X
RIPARIAN CORRIDORS		X
STREAMS, INTERMITTENT STREAMS, OR EPHEMERAL STREAMS		X
HABITAT CONSERVATION AREAS		X
LARGE ROCK OUTCROPPINGS		X

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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACIES

DSN: JW
 DRN: RS
 CKD: JW
 DATE: 05/20/20



WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westech@westech-eng.com

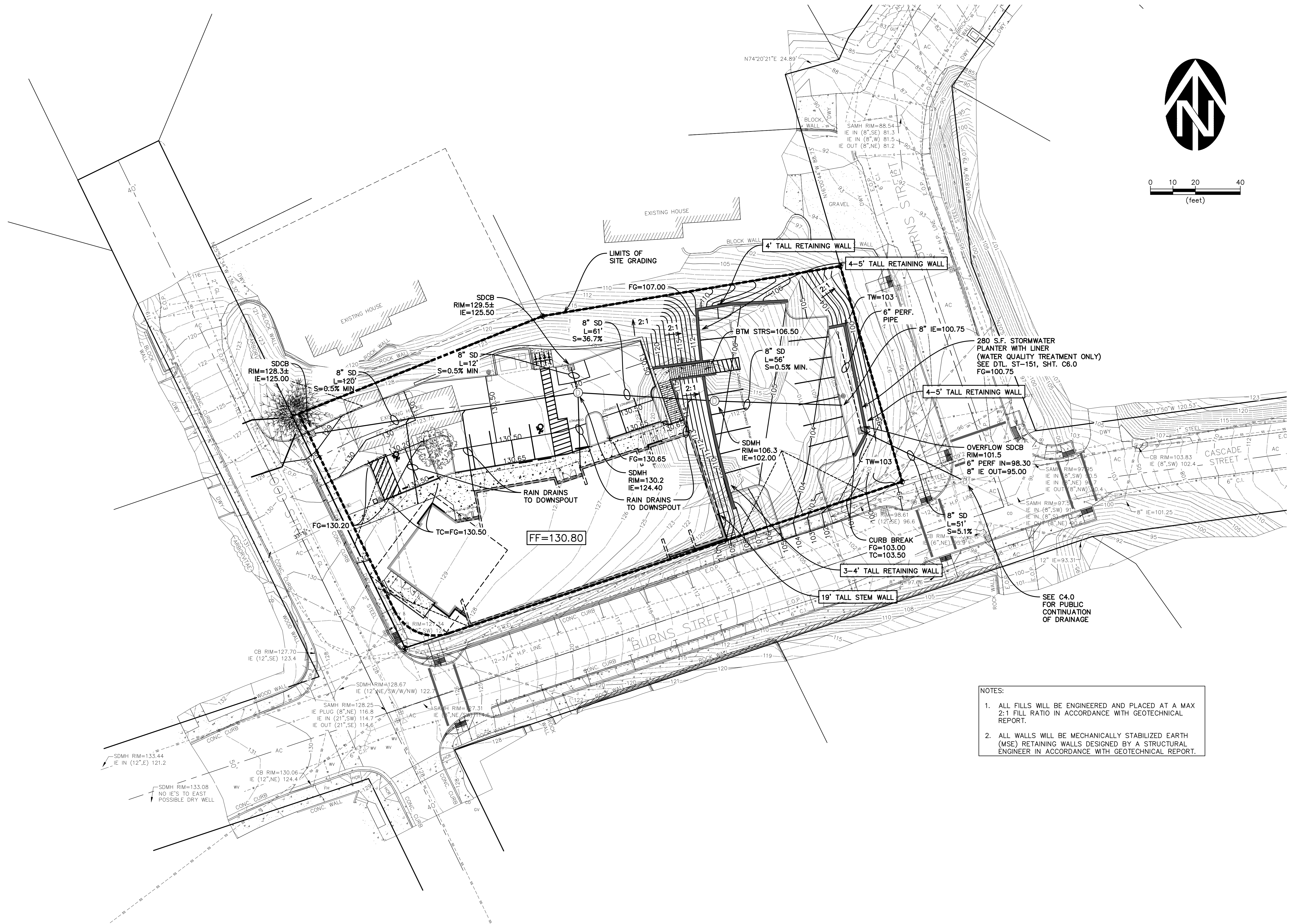
LENITY ARCHITECTURE
 ADVANCE DENTAL ARTS

SITE ANALYSIS PLAN

DRAWING
C1.0

JOB NUMBER
3132.0000.0

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- NOTES:
- ALL FILLS WILL BE ENGINEERED AND PLACED AT A MAX 2:1 FILL RATIO IN ACCORDANCE WITH GEOTECHNICAL REPORT.
 - ALL WALLS WILL BE MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALLS DESIGNED BY A STRUCTURAL ENGINEER IN ACCORDANCE WITH GEOTECHNICAL REPORT.

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
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 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 05/20/20

REVIEW
 WILLIAM J. WELLS
 REGISTERED PROFESSIONAL ENGINEER
 REG. NO. 12345
 REVIEWS: 6/30/2020

WE
 WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
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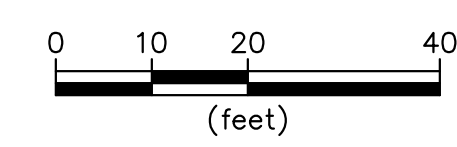
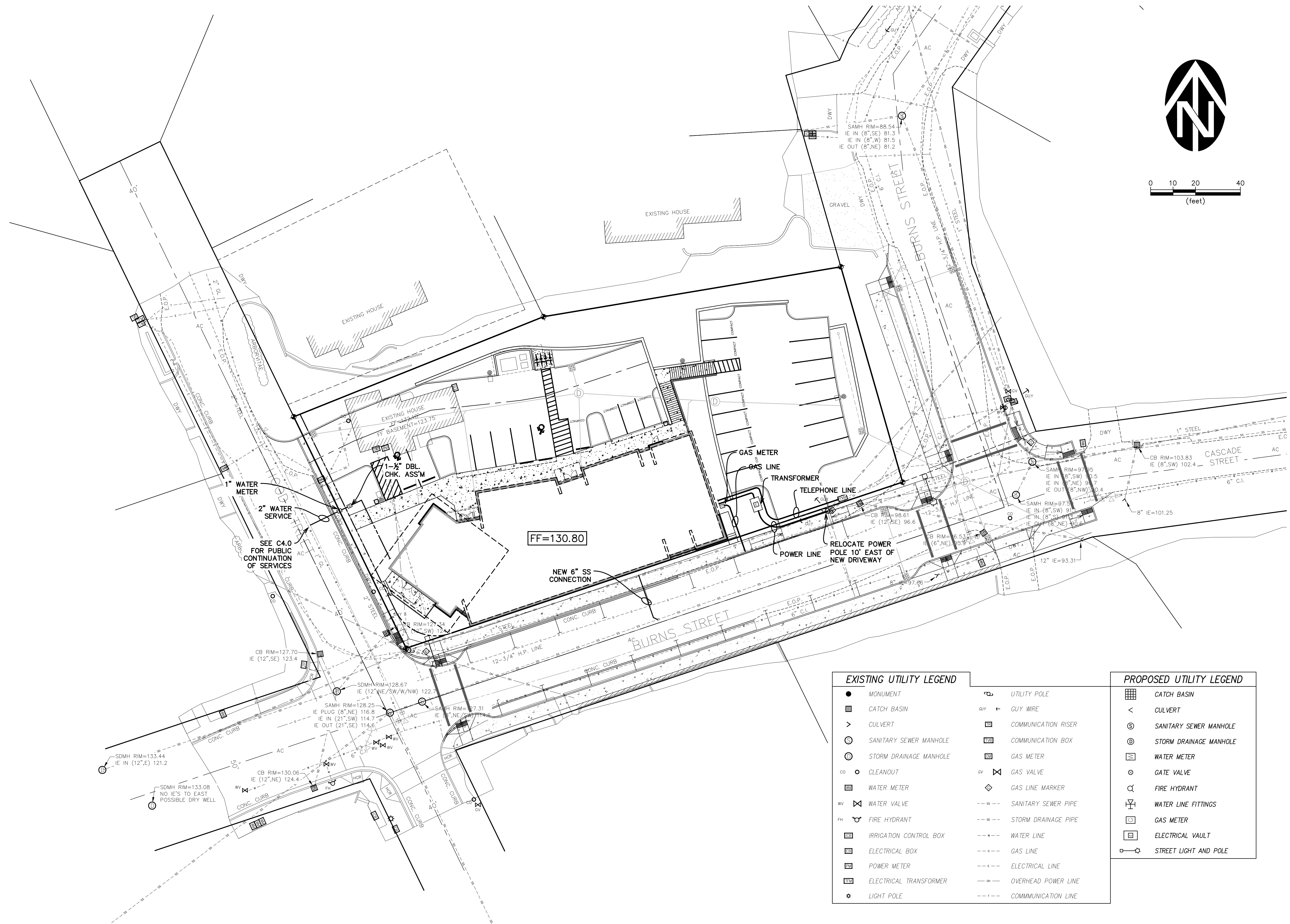
LENITY ARCHITECTURE
 ADVANCE DENTAL ARTS

PRELIMINARY GRADING & DRAINAGE PLAN

DRAWING
C2.0

JOB NUMBER
3132.0000.0

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EXISTING UTILITY LEGEND

- MONUMENT
- CATCH BASIN
- > CULVERT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAINAGE MANHOLE
- ∞ CLEANOUT
- ⊙ WATER METER
- wv WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ IRRIGATION CONTROL BOX
- ⊙ ELECTRICAL BOX
- ⊙ POWER METER
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ LIGHT POLE

- ⊙ UTILITY POLE
- guy GUY WIRE
- ⊙ COMMUNICATION RISER
- ⊙ COMMUNICATION BOX
- ⊙ GAS METER
- gv GAS VALVE
- ◇ GAS LINE MARKER
- SANITARY SEWER PIPE
- STORM DRAINAGE PIPE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE

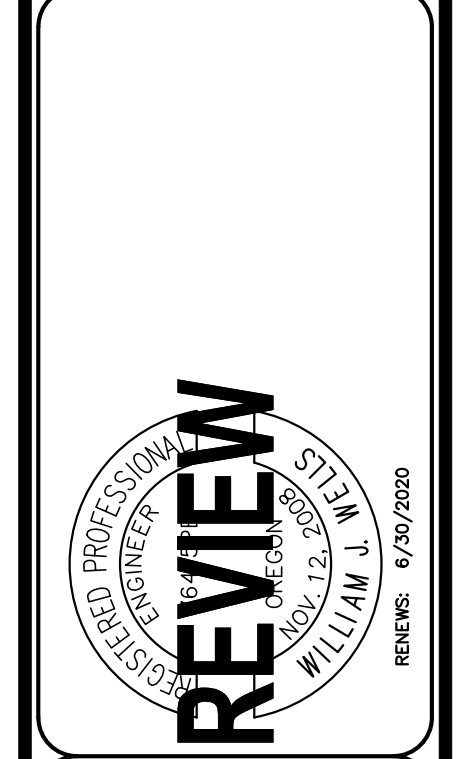
PROPOSED UTILITY LEGEND

- ⊙ CATCH BASIN
- < CULVERT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAINAGE MANHOLE
- ⊙ WATER METER
- ⊙ GATE VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER LINE FITTINGS
- ⊙ GAS METER
- ⊙ ELECTRICAL VAULT
- ⊙ STREET LIGHT AND POLE

NO.	DATE	DESCRIPTION	BY
1			

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 IF NOT ONE INCH ON
 THIS SCALE, VERIFY
 SCALES ACCURATELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 05/20/20



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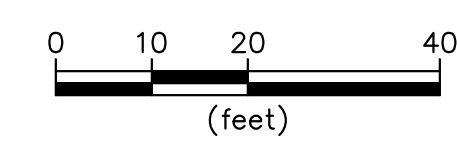
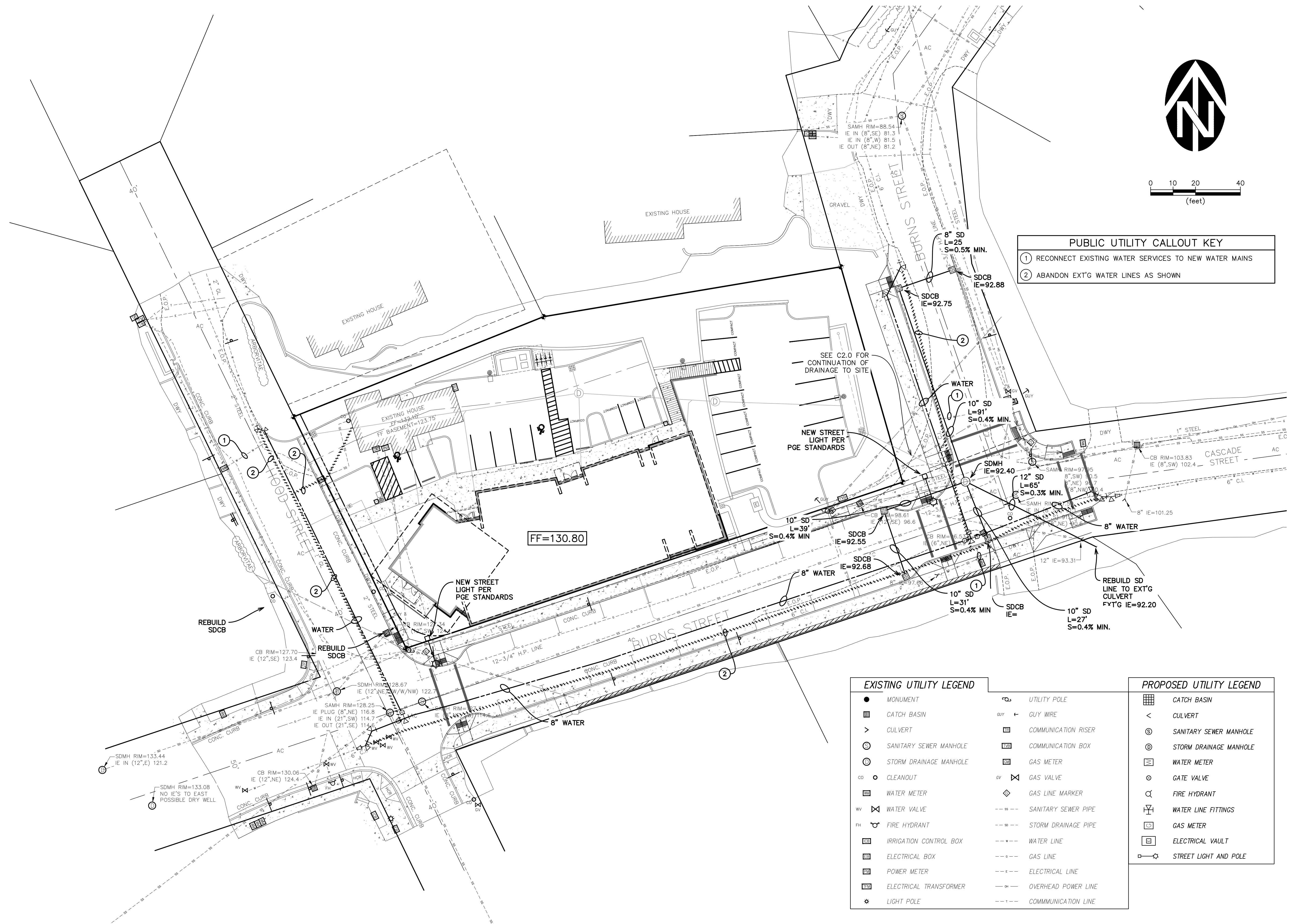
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
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 E-mail: westtech@westtech-eng.com

LENITY ARCHITECTURE
 ADVANCE DENTAL ARTS

UTILITY PLAN

DRAWING
C3.0
 JOB NUMBER
 3132.0000.0

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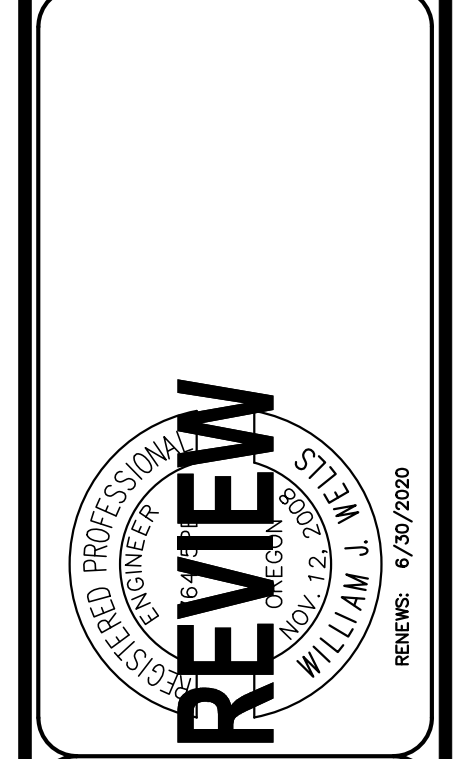
PUBLIC UTILITY CALLOUT KEY	
①	RECONNECT EXISTING WATER SERVICES TO NEW WATER MAINS
②	ABANDON EXT'G WATER LINES AS SHOWN

EXISTING UTILITY LEGEND	
●	MONUMENT
■	CATCH BASIN
>	CULVERT
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAINAGE MANHOLE
⊙	CLEANOUT
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	IRRIGATION CONTROL BOX
⊙	ELECTRICAL BOX
⊙	POWER METER
⊙	ELECTRICAL TRANSFORMER
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	GUY WIRE
⊙	COMMUNICATION RISER
⊙	COMMUNICATION BOX
⊙	GAS METER
⊙	GAS VALVE
⊙	GAS LINE MARKER
---	SANITARY SEWER PIPE
---	STORM DRAINAGE PIPE
---	WATER LINE
---	GAS LINE
---	ELECTRICAL LINE
---	OVERHEAD POWER LINE
---	COMMUNICATION LINE

PROPOSED UTILITY LEGEND	
■	CATCH BASIN
<	CULVERT
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAINAGE MANHOLE
⊙	WATER METER
⊙	GATE VALVE
⊙	FIRE HYDRANT
⊙	WATER LINE FITTINGS
⊙	GAS METER
⊙	ELECTRICAL VAULT
⊙	STREET LIGHT AND POLE

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACELY	DSN. JW	DRN. RS	CKD. JW	DATE: 05/2020
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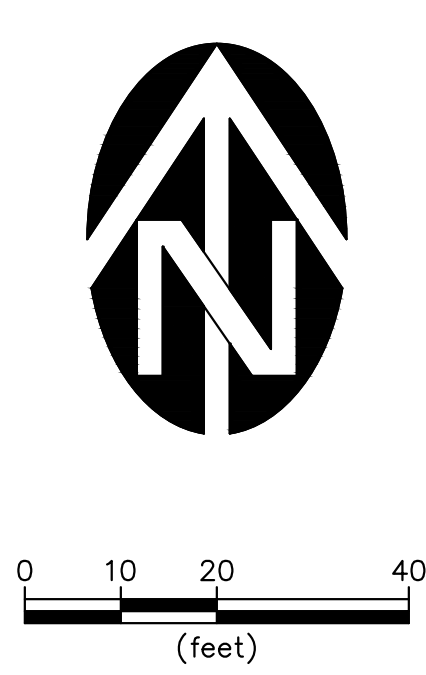
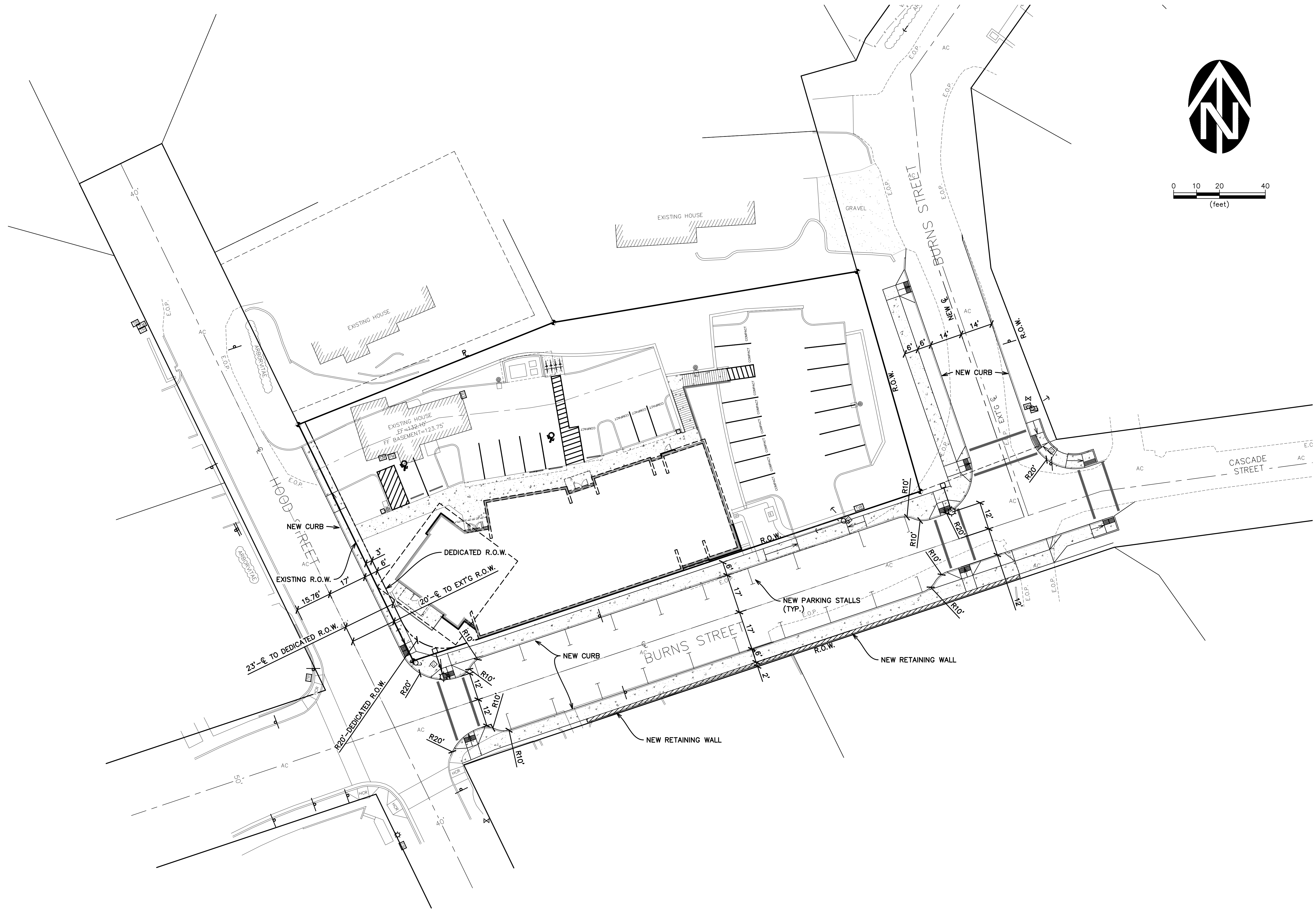


WESTTECH ENGINEERING, INC.
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 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
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 E-mail: westtech@westtech-eng.com

LENITY ARCHITECTURE
 ADVANCE DENTAL ARTS
PRELIMINARY PUBLIC UTILITY IMPROVEMENT PLAN

DRAWING
C4.0
 JOB NUMBER
3132.0000.0

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1	05/20/2020		

VERIFY SCALE
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 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 SCALES ACCORDINGLY

0 1" 0

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 05/20/2020

REVIEW
 REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. WELLS
 REG. NO. 12,345
 REVIEWS: 6/30/2020

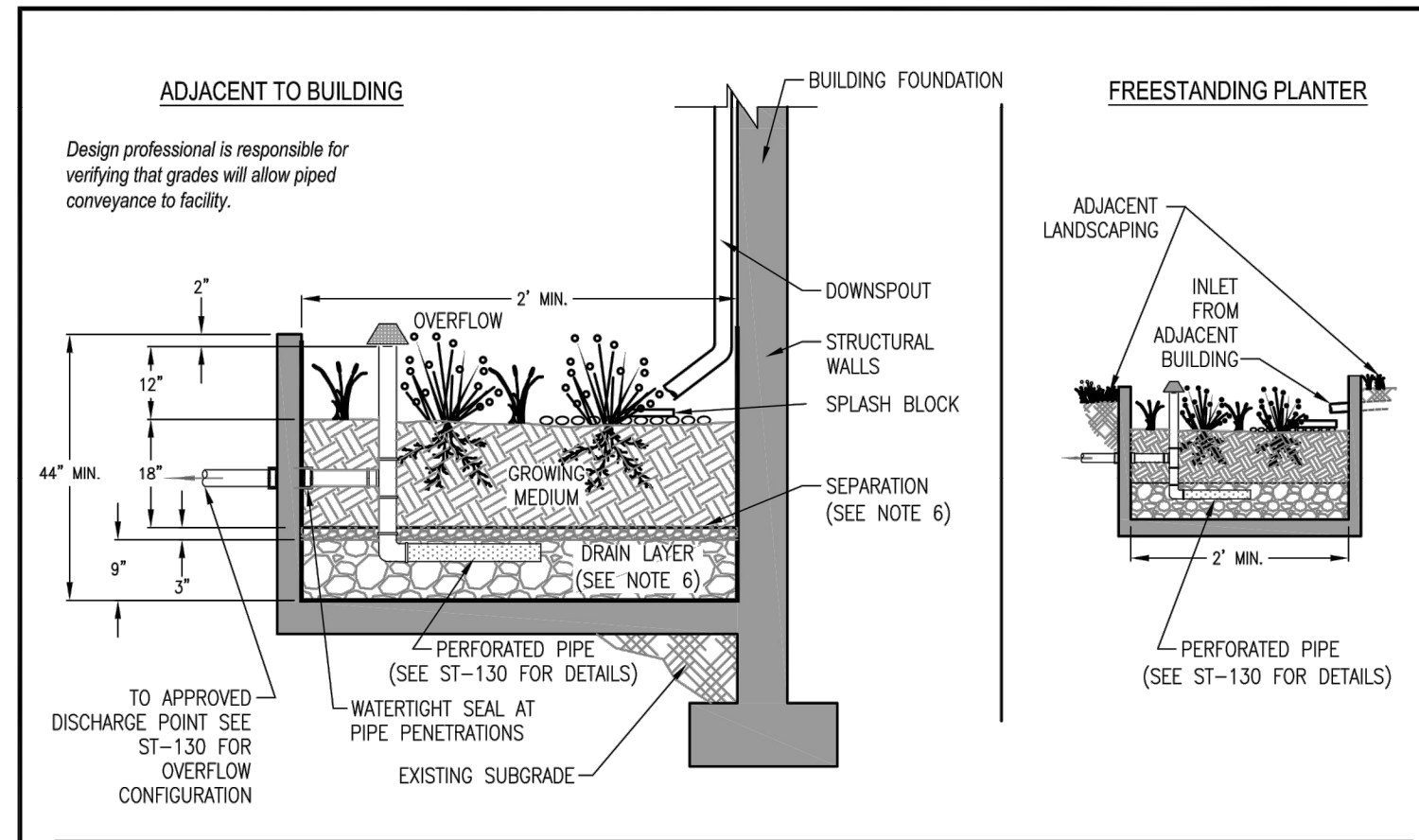
WE
WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

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LENITY ARCHITECTURE
 ADVANCE DENTAL ARTS

PRELIMINARY STREET PLAN

DRAWING
C5.0
 JOB NUMBER
 3132.0000.0



1. Dimensions:
 Width of planter: 24" minimum.
 Depth of planter (from top of growing medium to overflow elevation): 12".
 Longitudinal slope of planter: 0.5% or less.
2. Setbacks:
 Planters must be less than 30" in height above finish grade if within 5-feet of property line.
3. Planter Walls:
 Material must be monolithically poured concrete. Walls must be included on foundation plans.
4. Waterproofing:
 Monolithically poured planter, without joints is required. Check state structural requirements for foundations.
5. Piping must be cast iron, ABS or PVC. 3" pipe required for facilities draining up to 1500 s.f., otherwise 4" minimum pipe. Oregon Plumbing Specialty Code also applies.
6. Drain Layer:
 3/4" - 1 1/2" washed round rock.
 Depth: 9".
 Separation between drain rock and growing medium:
 1/2" - #10 rock, 2 to 3 inches deep.
7. Overflow:
 Planters must connect to approved discharge point per detail ST-130. Overflow elevation must allow for 2" of freeboard, minimum. Protect from debris and sediment with strainer or grate.
8. Growing Medium:
 18" minimum depth. Use sand/loam/compost 3-way mix, or approved mix that will support healthy plants.
9. Vegetation: Refer to plant list in Appendix G. Minimum container size is #1.
 # of plantings per 100sf of facility area:
 80 herbaceous plants OR;
 72 herbaceous plants and 4 small shrubs.
10. Splash Block: Install 4-6" washed river rock or splash pad for erosion control at inlets and downspout.

- DRAWING NOT TO SCALE -
 ORIGINAL DRAWING AND SPECIFICATIONS FROM PORTLAND BUREAU OF ENVIRONMENTAL SERVICES

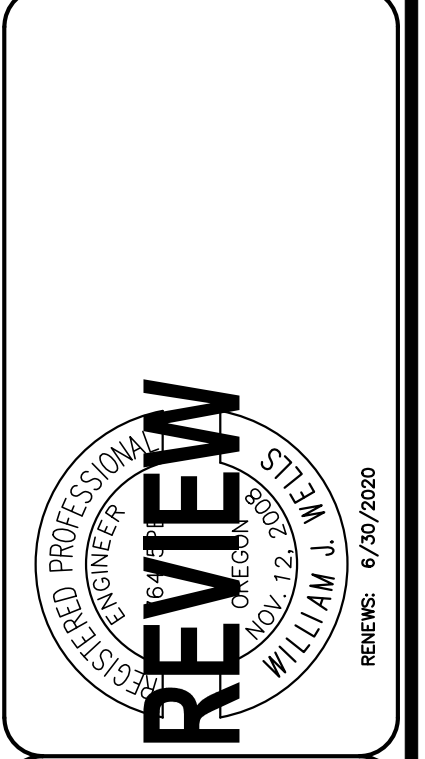
CITY OF GRESHAM	FILTRATION PLANTER	DRAWN DRO
		DATE OCT 2019
		APPR.
		DWG. NO. ST-151

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
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 DRN. RS
 CKD. JW

DATE: 05/2020



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 CONSULTING ENGINEERS AND PLANNERS

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 E-mail: westtech@westtech-eng.com

LENITY ARCHITECTURE
 ADVANCE DENTAL ARTS
 CIVIL DETAILS

DRAWING
C6.0
 JOB NUMBER
 3132.0000.0