

NOTES

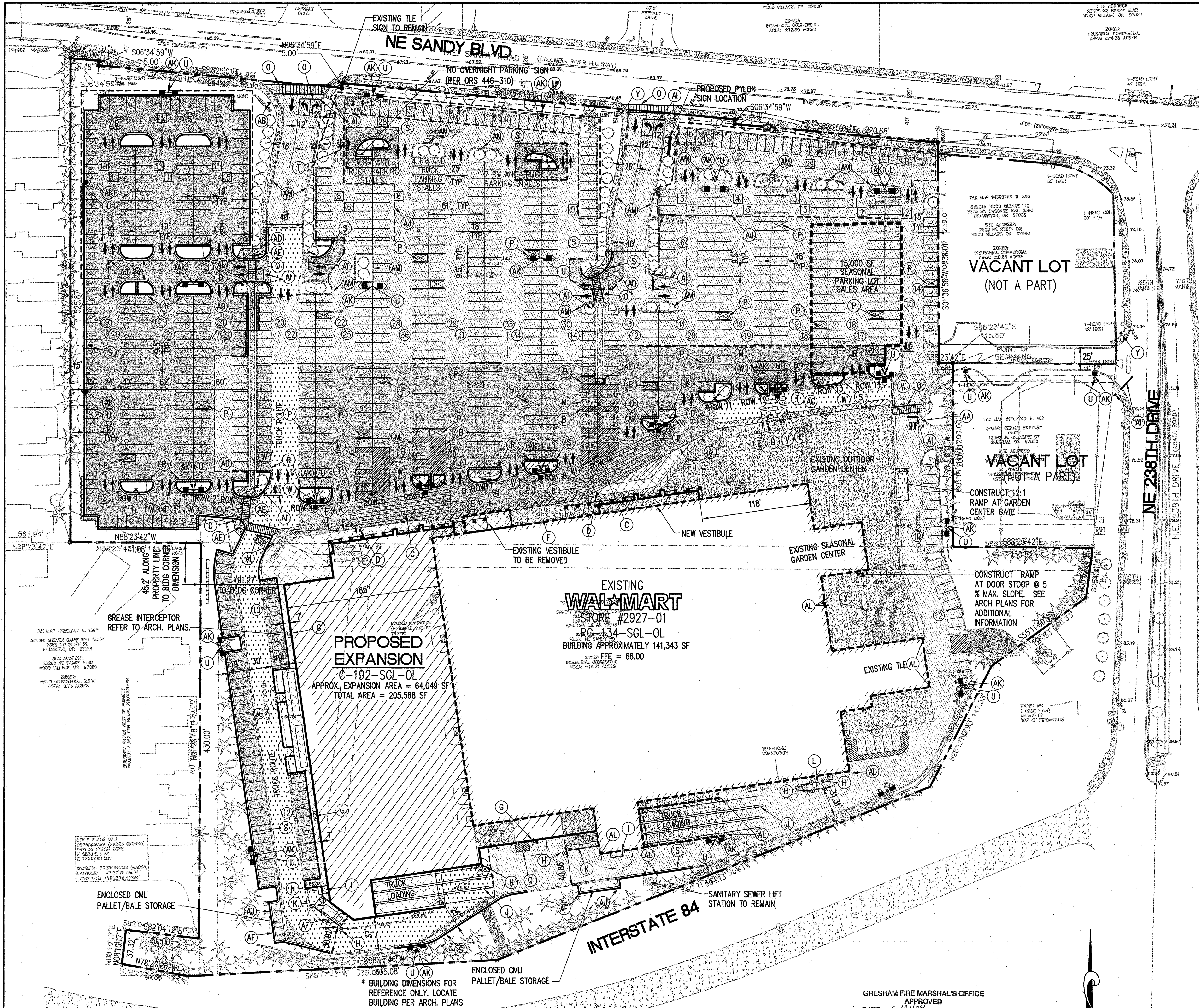
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY TETSUO ASSOCIATES, INC., DATED 10/15/03. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHAL REQUIREMENTS.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION. (SEE SHEET C-1)
- SEE SHEET C-1.1 FOR SITE DIMENSIONS.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, & DOUBLE COATED, UNLESS OTHERWISE NOTED. LIGHT POLE BASES TO BE PAINTED TRAFFIC YELLOW (DOUBLE COAT)
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS. THE CONTRACTOR SHALL INSTALL CONDUIT AND ELECTRICAL CIRCUIT BETWEEN THE PYLON SIGN(S) AND THE LIGHTING PANEL.
- THE SITEWORK CONTRACTOR SHALL CONNECT ALL LIGHTS WITHIN THE RETAIL STORE'S DEMISED AREA TO THE SECURITY CIRCUIT AS SHOWN ON THE ELECTRICAL PLAN.
- CURB RADIi ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADIi SHALL BE 10', UNLESS OTHERWISE NOTED.

LEGEND

- STD. DUTY PAVEMENT (C-8.0)
- HEAVY DUTY PAVEMENT (C-8.0)
- CONCRETE PAVEMENT (C-8.0)
- CONCRETE SIDEWALK PAVEMENT (C-8.0)
- PAVEMENT PER ARCH. PLANS
- 1-1/2" ASPHALT CONCRETE OVERLAY. CONTRACTOR TO CONSTRUCT A 10' WIDE MILLED JOINT AROUND ALL EXISTING CURB AND GUTTER TO REMAIN. CONTRACTOR TO MILL ADDITIONAL PAVEMENT ADJACENT TO ALL CURB AND GUTTER AS NEEDED TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE THE PONDING OF WATER.
- CURB AT BUILDING SIDEWALK
- CONCRETE CURB & GUTTER (C-8.0)
- CONCRETE CURB
- SAW CUT
- PIPE BOLLARD (C-8.0)
- NUMBER OF PARKING STALLS PER ROW
- DENOTES COMPACT STALL
- CART CORRAL (C-8.0)
- ASSOCIATE PARKING STALLS, WHITE STRIPING
- NUMBER OF ASSOCIATE PARKING STALLS PER ROW, 206 STALLS TOTAL
- LIGHT POLE AND FIXTURE (TYPE BV) 42, HT, SEE SHEET C-3.1
- LIGHT POLE AND FIXTURE (TYPE GV) 42, HT, SEE SHEET C-3.1
- LIGHT POLE AND FIXTURE (TYPE KV) 42, HT, SEE SHEET C-3.1
- LIGHT POLE AND FIXTURE (TYPE JV) 42, HT, SEE SHEET C-3.1

SITE LEGEN

- 6" WIDE FIRE LANE STRIP WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' o.c. SEE DETAIL SHEET.
- AREA STRIPED AT SYSL/4" AT 45' @ 2'-0" o.c. (C-8.1)
- PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" o.c. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
- PEDESTRIAN CROSSING SIGN W11A-2 AND W11A-2P TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
- RAMPED PAVEMENT AT FRONT OF STORE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAXIMUM. REFER TO ARCHITECTURAL PLANS.
- EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- 6" PIPE BOLLARD TYP. UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION.
- 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES. SPACED 10'-0" o.c. CENTERED ON DOOR
- CONCRETE COMPACTOR PAD. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- CONCRETE TRANSFORMER PAD. TO BE LOCATED DIRECTLY ADJACENT TO EXISTING PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE)
- RAMPED PAVEMENT AT GRADE OVERHEAD DELIVERY DOOR TO BE FLUSH WITH TOP OF CURB AT 1:12 MAX. SEE ARCHITECTURAL PLANS.
- 8' WIDE PEDESTRIAN CROSSWALK. EDGE LINES PAINTED SWSL/8" WITH INSIDE STRIPING PAINTED SWSL/4" AT 2'-0" o.c. PERPENDICULAR TO EDGE LINES.
- CART CORRAL TYPICAL-SEE DETAIL SHEET FOR CART CORRAL DETAIL.
- 10' x 15' STRIPED AREA PAINTED SYSL/4" AT 45' @ 2'-0" o.c. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- 2'-0" LOADING ZONE AT ALL SPACES ADJACENT TO CURB AND GUTTER - TYPICAL. 4" PAINTED YELLOW STRIPING @ 2'-0" o.c. PERPENDICULAR TO PARKING SPACE.
- 18" CONCRETE CURB AND GUTTER TYPICAL.
- PAINTED DIRECTIONAL ARROW TYPICAL - SEE DETAIL SHEET
- LIGHT POLE BASE (TYP) (C-8.1)
- 12'-0" WIDE PAINTED WHITE CROSSWALK WITH 4" PAINTED WHITE STRIPING 2'-0" o.c. PARALLEL TO THE DIRECTION OF TRAFFIC.
- ASISL INDICATOR SIGNS TYPICAL - SEE DETAIL SHEET.
- EXISTING TLE STRIPING TO REMAIN.
- "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- "TRUCK EXIT" SIGN. SEE DETAIL SHEET.
- "TRUCK ENTRANCE" SIGN. SEE DETAIL SHEET.
- CONCRETE SIDEWALK (C-8.0)
- CURB RAMP DETAIL (C-8.0)
- CMU SCREEN WALL. SEE ARCH. PLANS
- EXISTING REMOTE GARDEN CENTER TO UTILITIES BOLLARD DETAIL TO REMAIN.
- 4' HIGH CHAINLINK FENCING ON NEW RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- "STOP" SIGN 18" STOP BAR (TYP) (C-8.1) (C-8.2) (C-8.3)
- ASSOCIATE PARKING PAINTED WHITE
- REFER TO SITE LIGHTING PLAN SHEET C-3.1 FOR LIGHT POLE LOCATION AND INFORMATION. REFER TO MEP PLANS FOR SITE LIGHTING ELECTRICAL CIRCUITRY.
- EXISTING PIPE BOLLARD TO REMAIN.
- GRIND EXISTING ASPHALT ADJACENT TO ALL LANDSCAPE ISLANDS/CONCRETE CURBING & PAVEMENT TO FACILITATE 1-1/2" OVERLAY OF ALL ON-SITE ASPHALT TO REMAIN, TYP.



SITE DATA

EXISTING RETAIL = 18,324± AC.

LAND USE CLASSIFICATION: COMMERCIAL INDUSTRIAL MIXED USE

ZONING CLASSIFICATION: ZONED C/I

LOCAL JURISDICTION: WOOD VILLAGE, OREGON

FLOOD ZONE CLASSIFICATION: OUTSIDE 100 YEAR FLOOD ZONE

LANDSCAPE BUFFER: 10' FRONT (NE SANDY BLVD.)
6' HIGH LANDSCAPE SCREEN OR 6' SIGHT-OBSCURING FENCE DEPENDENT FOR WEST SIDE YARD
NONE REQUIRED FOR EAST SIDE YARD
NONE REQUIRED FOR REAR YARD

BUILDING DATA

APPROX. EXISTING WAL-MART 141,343± S.F.

APPROX. EXPANSION AREA 64,049± S.F.

TOTAL APPROX. BUILDING AREA 205,392± S.F.

SETBACKS

PER CITY OF WOOD VILLAGE ZONING CODE

FRONT = 10'

EAST = NONE

WEST = 15' (ABUTTING RESIDENTIAL)

REAR = NONE

PARKING DATA

EXISTING PARKING = 709 STALLS

EXISTING PARKING RATIO = 5.0 PER 1,000 S.F.

PROPOSED PARKING

STANDARD STALLS = 812 STALLS

COMPACT STALLS = 116 STALLS

ACCESSIBLE STALLS = 22 STALLS

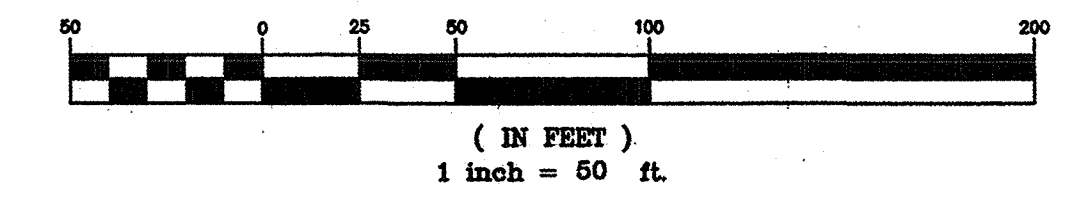
TRUCK AND RV STALLS = 14 STALLS

TOTAL PARKING = 964 STALLS

PROPOSED PARKING RATIO = 4.7 PER 1,000 S.F.

GRESHAM FIRE MARSHAL'S OFFICE
APPROVED
DATE: 6/21/04
See Attached Plan Review
Book List

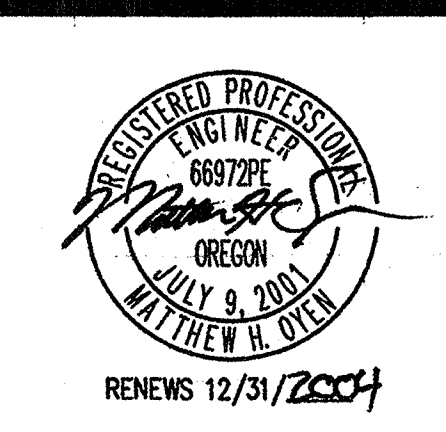
GRAPHIC SCALE



CITY SET

No.	Date	By	Revision Description

Designed By:	Issue Date:
MHO	3/9/04
Drawn By:	PERMIT SUBMITTAL
MWS	
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SGF	2003010.020



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SITE PLAN