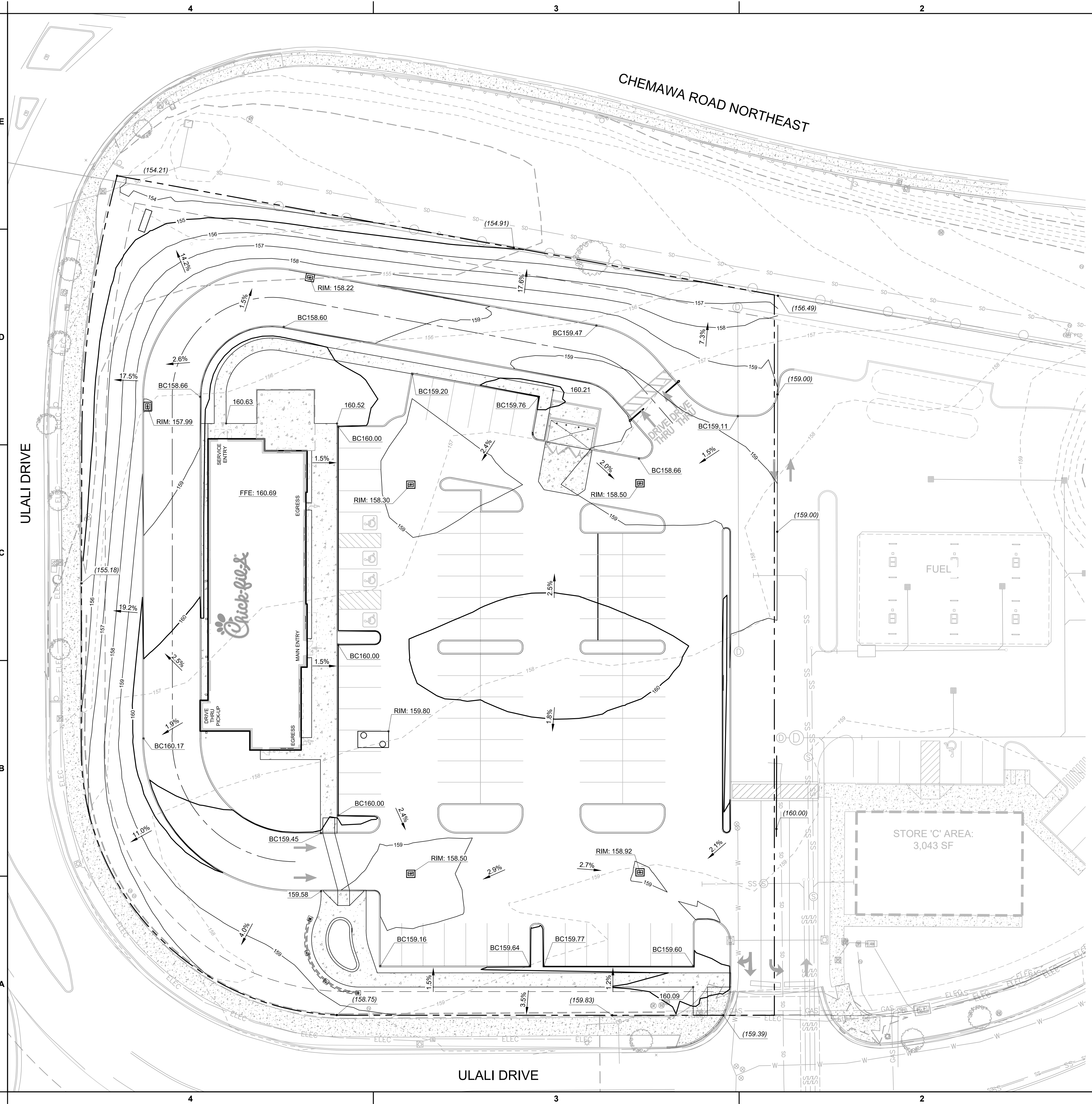


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LEGEND:

- - - - - PROPOSED CURB
- - - - - PROPOSED PROPERTY LINE
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED MAJOR CONTOUR LINE
- - - - - PROPOSED MINOR CONTOUR LINE
- - - - - EXISTING MAJOR CONTOUR LINE
- - - - - EXISTING MINOR CONTOUR LINE
- 3.0% PROPOSED SLOPE LABEL

ABBREVIATION TABLE

RIM: RIM ELEVATION
FFE: FINISH FLOOR ELEVATION



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5200 Buffington Road
Atlanta, Georgia
30349-2998



720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641

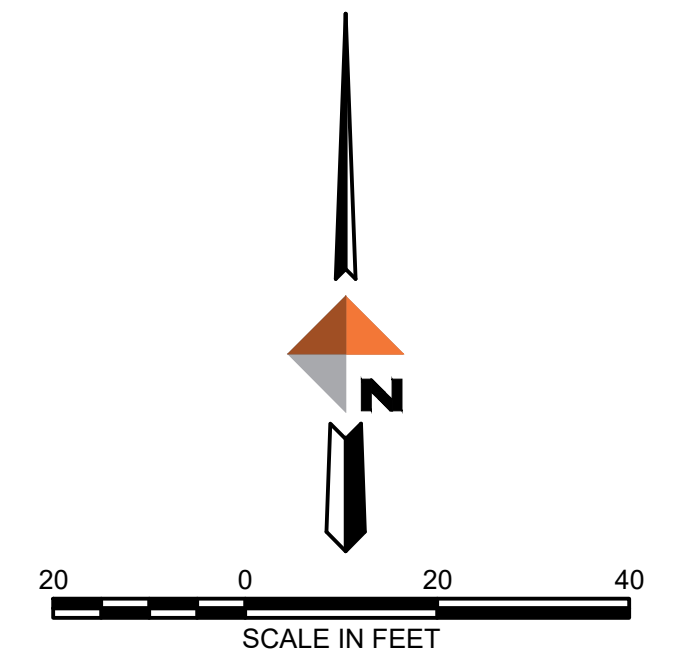


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NE CHEMAWA RD AND ULALI DR
KEIZER, OR 97303

FSR# 0000

REVISION SCHEDULE

NO.	DATE	DESCRIPTION



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DESIGN AND DEVELOPMENT DOCUMENTS

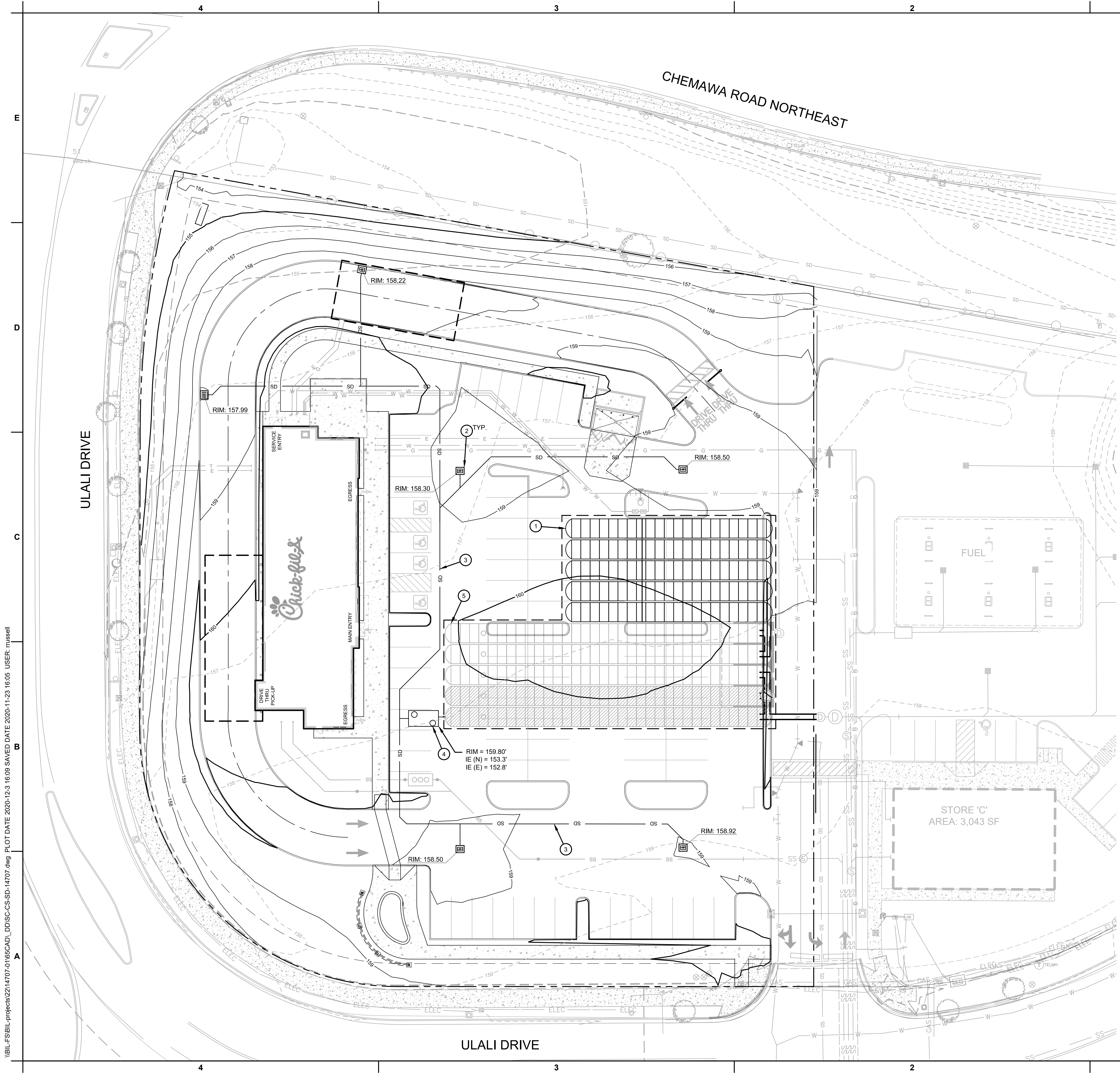
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GRADING PLAN

SHEET NUMBER

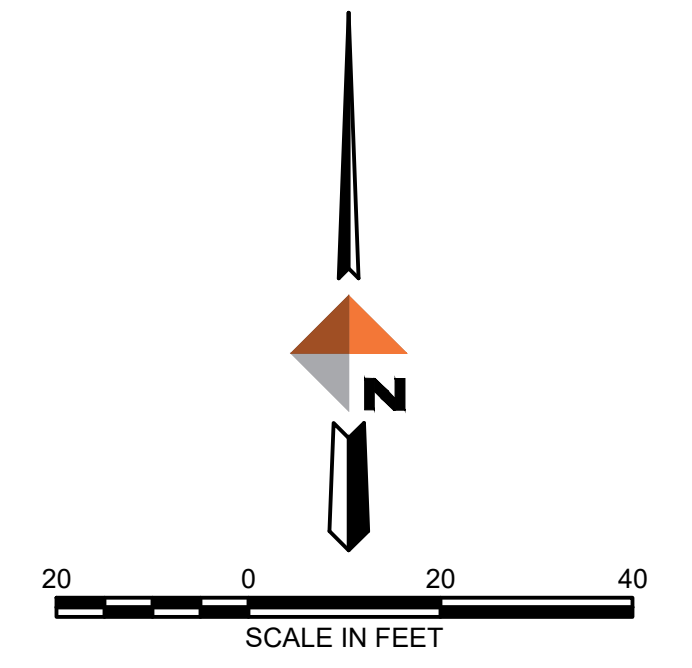
C3.0



LEGEND:

---	EXISTING ROW LINE
- - - -	PROPOSED PROPERTY LINE
— G —	PROPOSED GAS LINE
— SS —	PROPOSED SANITARY SEWER LINE
— SD —	PROPOSED STORM DRAIN LINE
— W —	PROPOSED WATER LINE
— E —	PROPOSED POWER(ELECTRIC) LINE
— T —	PROPOSED COMMUNICATIONS LINE
—	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER
WV	PROPOSED WATER VALVE
DCDA	PROPOSED DCDA
•	PROPOSED SANITARY SEWER CLEAN OUT
CB	PROPOSED STORM DRAIN CATCH BASIN
DC	PROPOSED DOUBLE CHECK ASSEMBLY

- STORM CONSTRUCTION NOTES**
1. PROPOSED STORM WATER DETENTION FACILITY RELOCATION
 2. PROPOSED CATCH BASIN (TYPICAL)
 3. PROPOSED STORM PIPE
 4. PROPOSED WATER QUALITY VAULT
 5. EXISTING STORM DETENTION SYSTEM TO REMAIN



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NE CHEMAWA RD AND ULALI DR
KEIZER, OR 97303

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REVISION SCHEDULE	
NO.	DATE

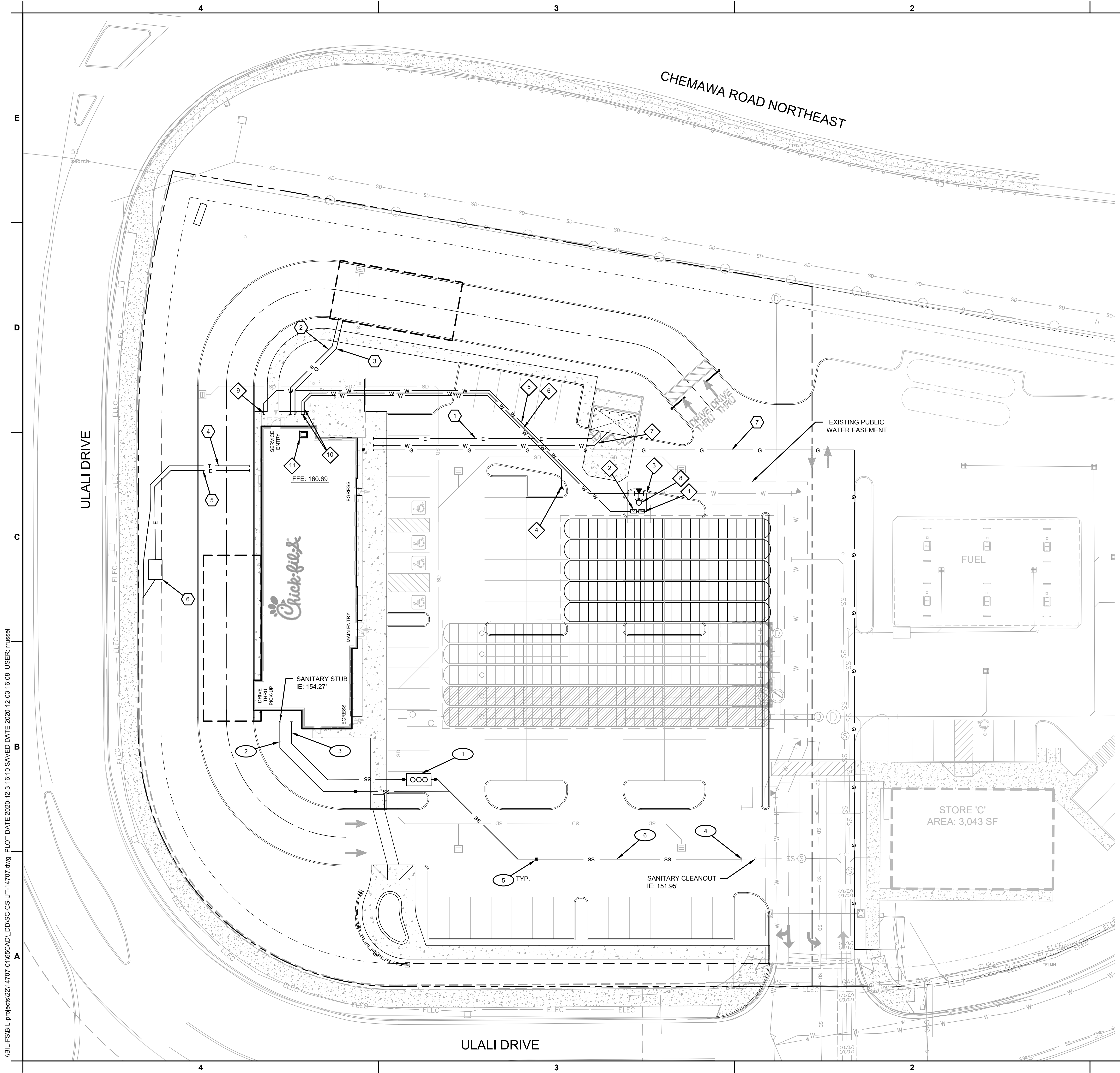
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STORM PLAN

SHEET NUMBER

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LEGEND:

---	EXISTING ROW LINE
- - - -	PROPOSED PROPERTY LINE
G	PROPOSED GAS LINE
SS	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN LINE
W	PROPOSED WATER LINE
E	PROPOSED POWER(ELECTRIC) LINE
T	PROPOSED COMMUNICATIONS LINE
W	PROPOSED FIRE DEPARTMENT CONNECTION
W	PROPOSED WATER METER
W	PROPOSED WATER VALVE
□	PROPOSED DCDA
•	PROPOSED SANITARY SEWER CLEAN OUT
□	PROPOSED STORM DRAIN CATCH BASIN
□	PROPOSED DOUBLE CHECK ASSEMBLY

WATER CONSTRUCTION NOTES #

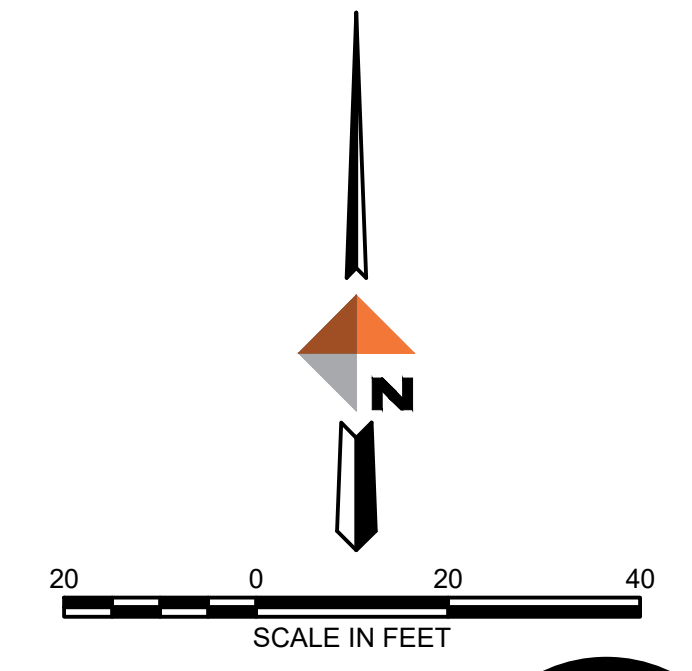
1. PROPOSED DOMESTIC WATER METER
2. PROPOSED DOMESTIC BACKFLOW PREVENTION
3. PROPOSED CONNECTION TO LANDLORD PROVIDED WATER STUB
4. PROPOSED FDC
5. PROPOSED DOMESTIC WATER SERVICE LINE
6. PROPOSED FIRE WATER LINE
7. PROPOSED WATER SERVICE LINE TO TRASH ENCLOSURE
8. PROPOSED FIRE HYDRANT
9. PROPOSED DOMESTIC WATER CONNECTION TO BUILDING
10. PROPOSED FIRE WATER CONNECTION TO BUILDING
11. PROPOSED DCDA

SANITARY SEWER CONSTRUCTION NOTES #

1. PROPOSED 1500 GALLON GREASE INTERCEPTOR
2. PROPOSED SANITARY STUB 5' FROM BUILDING
3. PROPOSED GREASE LINE STUB 5' FROM BUILDING
4. PROPOSED CONNECTION TO LANDLORD PROVIDED SEWER STUB
5. PROPOSED SANITARY SEWER CLEAN OUT (TYPICAL)
6. PROPOSED 6" SANITARY SEWER PIPE AT 1% SLOPE

FRANCHISE UTILITY CONSTRUCTION NOTES #

1. PROPOSED POWER SERVICE TO TRASH ENCLOSURE
2. PROPOSED POWER SERVICE TO CANOPY
3. PROPOSED GAS SERVICE TO CANOPY
4. PROPOSED COMMUNICATION SERVICE LINE TO BUILDING
5. PROPOSED POWER SERVICE TO BUILDING
6. PROPOSED ELECTRICAL TRANSFORMER
7. PROPOSED GAS SERVICE TO BUILDING



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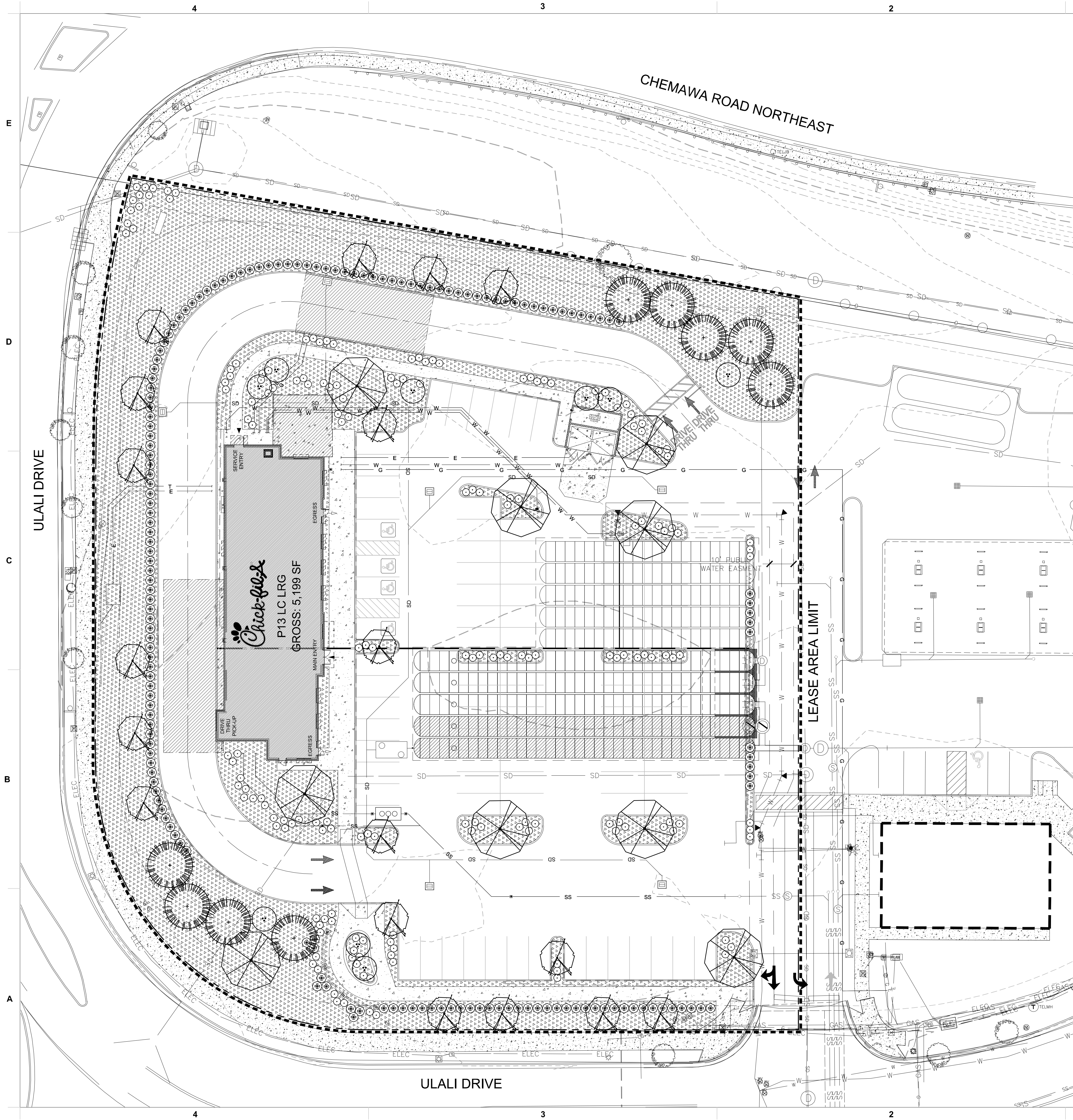
UTILITY PLAN

SHEET NUMBER

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\\bil-fs\bil-projects\22\14707-01\65CAD_PCR\SC-LS-PG-14707.dwg PLOT DATE 2020-12-7 10:33 SAVED DATE 2020-12-07 10:30 USER: pggoytor



SITE LEGEND

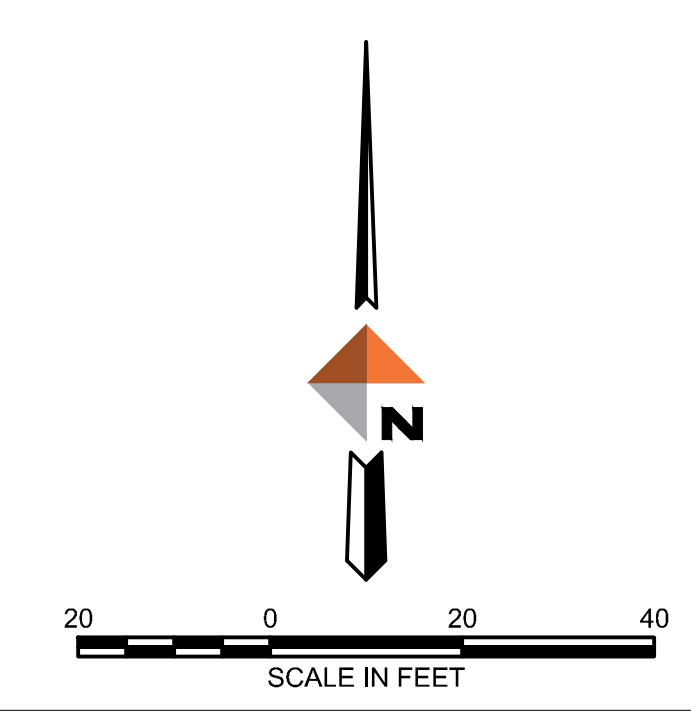
---	EXISTING ROW LINE
---	PROPOSED PROPERTY LINE
G	PROPOSED GAS LINE
SS	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LINE
W	PROPOSED WATER LINE
E	PROPOSED POWER(ELECTRIC) LINES
(SD)	APPROX. LOCATION OF STORM (AS-BUILTS)

LANDSCAPE LEGEND

PLANT TYPE	QTY
CONIFER - 6 HT'	9
• WESTERN RED CEDAR	
• DOUGLAS FIR	
LARGE CANOPY TREE - 2" CAL.	9
• AUTUMN GOLD GINKGO	
• RED SUNSET MAPLE	
• GREEN VASE ZELKOVA	
COLUMNAR TREE - 2" CAL.	18
• FRANS FONTAINE EUROPEAN HORNBEAM	
UNDERSTORY TREE - 1.5" CAL.	9
• VINE MAPLE	
• WESTERN SERVICEBERRY	
• JAPANESE STEWARTIA	
TALL SCREENING SHRUBS - #5 CONT.	160
• SLENDER HINOKI FALSE CYPRESS	
• WAXLEAF PRIVET	
• OTTO LUYKEN CHERRYLAUREL	
SMALL SHRUBS - #5 CONT.	179
• PINK ABELIA	
• MAGENTA ROCKROSE	
• SIENNA SUNRISE HEAVENLY BAMBOO	
• KNOCKOUT ROSE	
• ARP ROSEMARY	
• DAVID'S VIBURNUM	
GROUND COVER	29,596 SF
• KINNIKINICK	
• MONDO GRASS	
• EMERALD CARPET CREEPING BERRY	
• SOD	
• 2" DIA. RIVER ROCK BANDING WRAPPED IN FILTER FABRIC	

- SITE DATA**
- LIMIT OF LEASE AREA: +/- 88,110 SF
- PARKING AND LOADING (2,303.10)**
- ONE TREE PER EVERY EIGHT LINEAL PARKING SPACE
 - REQUIRED: 87 STALLS = 11 TREES
 - PROPOSED: 11 TREES
 - 2" CALIPER MINIMUM
- SITE AND LANDSCAPING DESIGN (2,309)**
- SCREENING AND BUFFERING FOR PARKING AREAS FOR 30 OR MORE VEHICLES FOR COMMERCIAL OR INDUSTRIAL USES
- IPB ZONE LANDSCAPE STANDARDS (2,113)**
- REQUIRED: 17,622 SF (20% OF GROSS AREA)
 - PROPOSED: 29,623 SF (33.6%)

	Boundary of IBP District (8,492 SF)	Other Locations (17,622 SF)
Required Trees	18 (2 per 1000 SF)	18 (1 per 1000 SF)
Proposed Trees	18	18
Required Conifers	9 (1 per 1000 SF)	0 (0 per 1000 SF)
Proposed Conifers	9	0
Required Shrubs	45 (5 per 1000 SF)	54 (3 per 1000 SF)
Proposed Shrubs	49	184
Required Groundcover	4,500 SF (500 SF per 1000 SF)	9,000 SF (500 SF per 1000 SF)
Proposed Groundcover	8,150 SF	16,000 SF



Chick-fil-A

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PLAN & COST REVIEW (PCR)

CHICK-FIL-A

FSR#
BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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SHEET
LANDSCAPE PLAN

SHEET NUMBER

L1.0