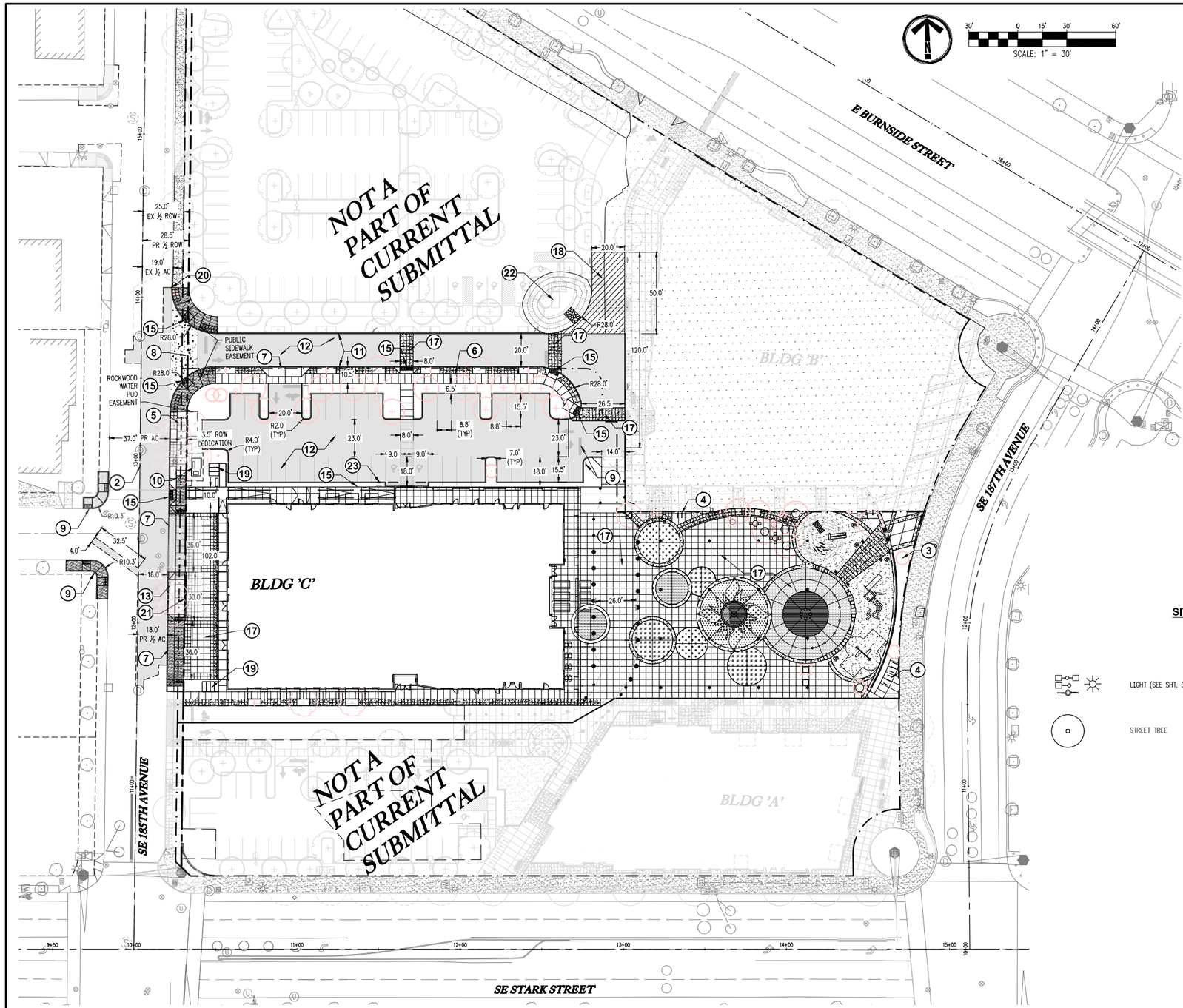
CIVIL SITE PLAN



CONSTRUCTION NOTES:

1. NOT USED
2. SAW CUT AND TEMPORARY STREET REPLACEMENT. SAW CUT LOCATION WILL BE DETERMINED IN FIELD BY CITY INSPECTOR BASED ON EXISTING PAVEMENT CONDITION.
3. LANDSCAPE AREAS (TYP). SEE LANDSCAPE IN BUILDING PERMIT SUBMITTAL
4. INSTALL BIKE RACKS (TYP.). SEE LANDSCAPE IN BUILDING PERMIT SUBMITTAL
5. INSTALL 10' SIDEWALK PER C.O.G. DWG. NO. 623, SHT. 012.
6. INSTALL PRIVATE SIDEWALK PER DETAIL 6, SHT. 011.
7. INSTALL COMMERCIAL DRIVEWAY APPROACH PER C.O.G. DWG. NO. 618, SHT. 012.
8. INSTALL CURB RETURN DRIVEWAY APPROACH PER C.O.G. DWG. NO. 619, SHT. 012.
9. INSTALL PARALLEL SIDEWALK RAMP PER C.O.G. DWG. NO. 624, SHT. 012.
10. TRANSFORMER
11. INSTALL STANDARD 6" VERTICAL CURB PER DETAIL 1, SHT 011.
12. INSTALL STANDARD DUTY AC PAVEMENT PER DETAIL 2, SHT 011.
13. INSTALL THREE 1.75" MINIMUM CALIPER RAYWOOD ASH (FRAXINUS OXYCARPA 'RAYWOOD') PER C.O.G. DETAIL 642, SHT. 013. SEE LANDSCAPE PLANS.
14. NOT USED
15. INSTALL PERPENDICULAR SIDEWALK RAMP PER C.O.G. DETAIL 624, SHEET 012, AND GRADING DETAIL ON SHEET 018.
16. NOT USED
17. INSTALL REINFORCED CONCRETE SECTIONS IN AREAS OF SITE THAT WILL SEE A VEHICLE LOAD PER SIDEWALK DETAIL 8, SHEET 011A.
18. INSTALL TEMPORARY FIRE TURNAROUND. CONTRACTOR TO USE EXISTING ASPHALT AS MUCH AS POSSIBLE AND PLACE 1.0' OF 1"-0" COMPACTED AGGREGATE IN PLACE OF EXISTING SOIL. GRADES TO NOT EXCEED 5% ON TEMPORARY TURNAROUND.
19. INSTALL BIKE STORAGE LOCKERS. SEE LANDSCAPE PLAN IN BUILDING PERMIT SUBMITTAL.
20. CONTRACTOR TO COORDINATE WITH CITY OF GRESHAM PUBLIC WORKS INSPECTOR TO FIELD FIT A TEMPORARY CONCRETE CURB AND ACCESSIBLE ROUTE BETWEEN PROPOSED CURB RETURN AND EXISTING SIDEWALK.
21. INSTALL 30' LONG X 2.5' TALL SCREENING WALL. SEE LANDSCAPE PLAN IN BUILDING PERMIT SUBMITTAL.
22. INSTALL TEMPORARY STORM POND. CONSTRUCT WITH 3:1 MAX SIDE SLOPE.
23. INSTALL ELECTRIC CAR CHARGING STATION. SEE ELECTRICAL PLAN IN BUILDING PERMIT SUBMITTAL.
23. SIGNAGE AND STRIPING (TYP.). SEE SHEET 009

SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT/ADJOINING LOT LINE
- ROADWAY CENTERLINE
- PROPOSED BUILDING
- PAVEMENT SAWCUT
- PROPOSED PROPERTY LINE ADJUSTMENT
- PROPOSED CONCRETE PEDESTRIAN CROSSING AREA
- LIGHT (SEE SHT. 016 & SHT. 022)
- STREET TREE

ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

PROPOSED SITE PLAN
BUILDING C 458 SE 185TH AVE
PORTLAND, OR 97233

CITY OF GRESHAM PROJECT # 072654

REVISIONS

NO.	DATE	DESCRIPTION
0	03/16/20	1ST DR SET SUBMITTAL
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EXPIRES: 12-31-20

SHEET 003 OF 018

FILE:P:\203-005 Rockwood N\dwg\civ\Building C\203-005_003site, Layout: 003 PROPOSED SITE PLAN, Plot Date: 3/16/2020 3:09 PM, by: Tyler Korb

CIVIL UTILITY PLAN

AREA DRAIN DATA TABLE

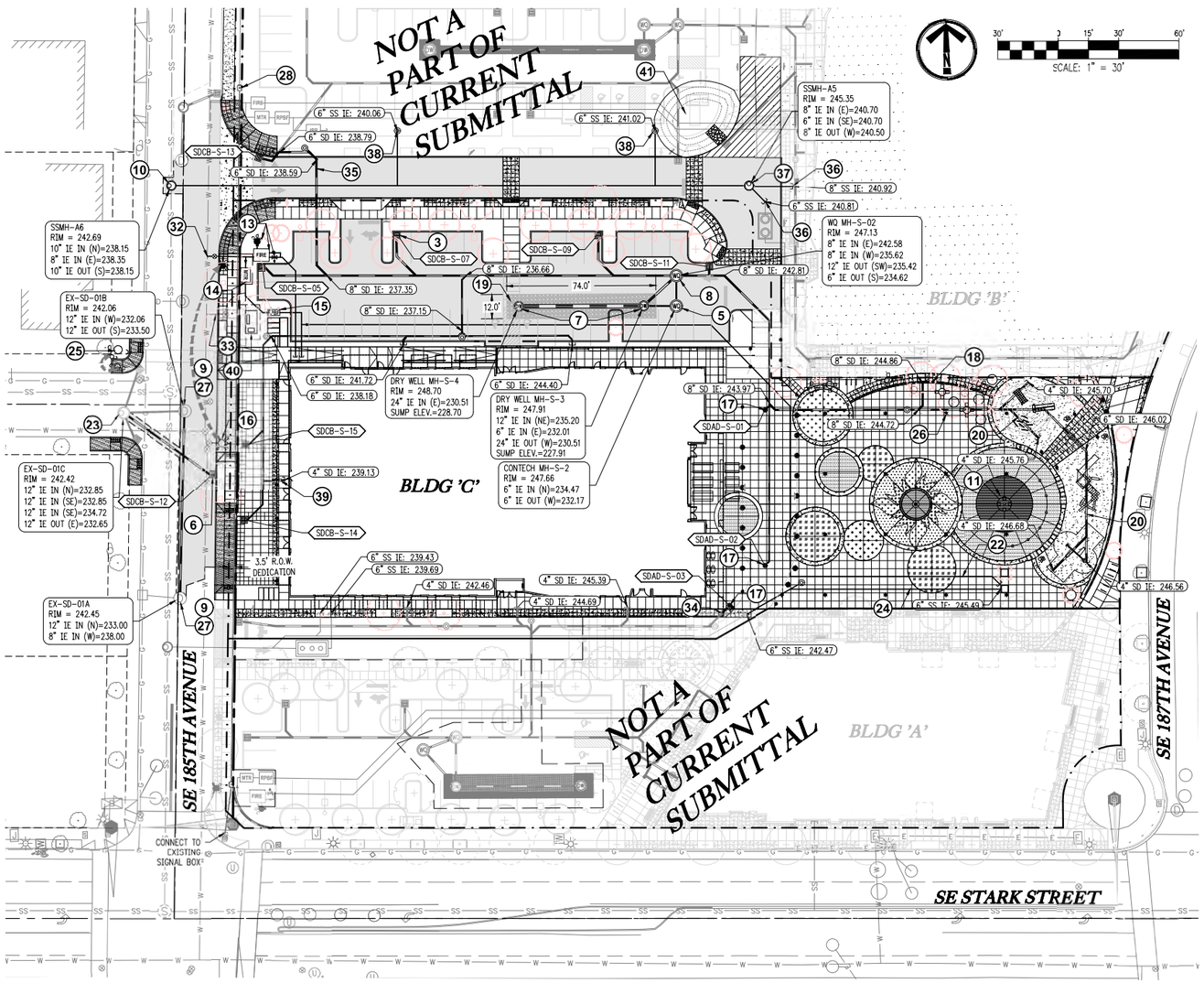
AREA DRAIN	AREA DRAIN TYPE	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDAD-S-01	VEHICLE LOAD RATED AREA DRAIN WITH HEEL PROOF GRATE	248.39	244.01	0.0100	3.61 LF 6" 3034 PVC
SDAD-S-02	VEHICLE LOAD RATED AREA DRAIN WITH HEEL PROOF GRATE	248.47	244.78	0.0100	2.83 LF 6" 3034 PVC
SDAD-S-03	AREA DRAIN WITH HEEL PROOF GRATE	248.81	244.41	0.0100	5.41 LF 6" 3034 PVC

CATCH BASIN DATA TABLE

CATCH BASIN	C.B. TYPE	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-S-05	GIBSON CATCHBASIN	242.67	239.09	0.0100	6.85 LF 6" 3034 PVC
SDCB-S-07	GIBSON CATCHBASIN	245.87	242.45	0.0100	10.44 LF 6" 3034 PVC
SDCB-S-09	GIBSON CATCHBASIN	247.67	244.19	0.0100	12.37 LF 6" 3034 PVC
SDCB-S-11	GIBSON CATCHBASIN	246.34	242.78	0.0100	4.46 LF 6" 3034 PVC
SDCB-S-12	INSTALL CB PER C.O.G. DETAIL 401A-C	241.58	235.79	0.0200	53.44 LF 12" 3034 PVC

CATCH BASIN DATA TABLE

CATCH BASIN	C.B. TYPE	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-S-13	GIBSON CATCHBASIN	242.60	238.91	0.0100	6.65 LF 6" 3034 PVC
SDCB-S-14	GIBSON CATCHBASIN	242.17	239.15	0.0100	11.90 LF 6" 3034 PVC
SDCB-S-15	GIBSON CATCHBASIN	242.11	238.77	0.0100	11.31 LF 6" 3034 PVC



UTILITY PLAN LEGEND (CONT.)

- EXISTING STORM SEWER & MANHOLE
- EXISTING STORM SEWER & INLET
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE & SERVICE
- EXISTING WATER VALVE & BOX
- EXISTING GAS LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM LATERAL
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LINE
- PROPOSED CLEAN OUT
- PROPOSED DRY WELL
- PROPOSED WATER QUALITY MANHOLE
- PROPOSED AREA DRAIN
- STREET TREE
- CLEAN OUT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- LIGHTED BOLLARD
- STATIONARY PLAZA LIGHTING POLE
- REMOVABLE PLAZA LIGHTING POLE
- SPLASH PAD JET LOCATION
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE HYDRANT

PIPE AND BEDDING NOTE:

WATERLINES SHALL BE C900 PVC FROM METER VAULTS TO BUILDING. ALL PIPE BEDDING & BACKFILL FOR WATERLINES SHALL BE PER ROCKWOOD WATER PUD DETAIL SD-51, SHT 015. DISTRICT SHALL INSTALL TAP AND LINE UP TO VAULTS.

ALL STORM AND WASTE WATER PIPE SHALL BE PVC 3034 UNLESS OTHERWISE NOTED.

ALL ON-SITE STORM AND SANITARY PIPE, TRENCH BACKFILL & PIPE BEDDING PER DETAIL 4, SHT. 011.

ALL OFF-SITE STORM AND SANITARY PIPE, TRENCH BACKFILL & PIPE BEDDING PER C.O.G. DETAIL 314, SHT. 012. TRENCH RESTORATION PER C.O.G. DETAIL 315, SHT. 015.

GENERAL NOTES:

A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

B. SEE SHEET 010 AND 018A FOR SITE AND FRONTAGE LIGHTING PLANS

CONSTRUCTION NOTES:

1. NOT USED
2. NOT USED
3. INSTALL CATCH BASIN PER GIBSON DETAIL T2 (TYP), SHT. 011.
4. INSTALL CLEAN OUT PER DETAIL 5 (TYP), SHT. 011.
5. INSTALL 48" CONTECH STORMFILTER MANHOLE PER DETAIL SFMH72, SHT. 016.
6. INSTALL 12" 3034 PVC LATERAL AND CATCH BASIN PER DETAIL C.O.G. 401A-C, SHT. 014. SEE SHEET 017A FOR LATERAL PROFILE AND DETAILS.
7. INSTALL DRY WELL MANHOLE PER C.O.G. DETAIL 407, SHT. 013.
8. INSTALL FLOW SPLITTER SEDIMENTATION MANHOLE PER C.O.G. DETAIL 407, SHT. 013.
9. ROTATE EXISTING MANHOLE CONE AND REALIGN STEPS AS REQUIRED.
10. INSTALL CAST-IN-PLACE 48" SANITARY SEWER PER C.O.G. DETAIL 204, SHT 014.
11. REFER TO SITE WORK PERMITS UNDER CITY OF GRESHAM PROJECT NO. BP 18-909 (BUILDING C) FOR PLAZA AND SPLASH PAD DETAILS
12. NOT USED
13. INSTALL 6" DOUBLE CHECK DETECTOR ASSEMBLY, POST INDICATOR VALVE, AND FIRE DEPARTMENT CONNECTION PER ROCKWOOD WATER PUD DETAIL SD 35, SHT 015, AND PIV DETAIL, SH 013. ROCKWOOD WATER PUD TO TAP MAIN AND INSTALL WATERLINE UP TO ASSEMBLY.
14. INSTALL 3" WATER METER VAULT PER ROCKWOOD WATER PUD DETAIL SD-17, SHT 015. ROCKWOOD WATER PUD SHALL INSTALL WATERLINE UP TO VAULT.
15. INSTALL 3" REDUCED PRESSURE BACK FLOW PREVENTOR PER ROCKWOOD WATER PUD DETAIL SD-38, SH. 016. INSTALL IN INSULATED HOTBOX STYLE COVER.
16. ROCKWOOD WATER P.U.D. TO RELOCATE EXISTING FIRE HYDRANT 88.0' TO THE NORTH OFF OF NEW FIRE LINE SYSTEM PER ROCKWOOD WATER PUD DETAIL SD-5, SHT 016
17. INSTALL AREA DRAIN WITH HEEL PROOF GRATE (TYP.)
18. INSTALL ZURN Z706 6" FRAME AND GRATE SYSTEM TRENCH DRAIN WITH HEEL-PROOF AND ADA COMPLIANT GRATE AND 6" 3034 PVC DRAIN CONNECTION. REFER TO SITE WORK PERMITS UNDER CITY OF GRESHAM PROJECT NO. BP 18-909 (BUILDING C) FOR DETAILS.
19. 12' X 74' DRAINAGE ROCK. MINIMUM 4' BELOW IE OF 12" PERFORATED PIPE, PER DETAIL 7, SHT 11.
20. INSTALL UNDERDRAIN SYSTEM FOR TURF PLAY AREA AS RECOMMENDED BY MANUFACTURER. REFER TO SITE WORK PERMITS UNDER CITY OF GRESHAM PROJECT NO. BP 18-909 (BUILDING C) FOR DETAILS.
21. NOT USED
22. CONTRACTOR TO INSTALL 1" WATER LINE TO SPLASH PAD VAULT.
23. SEDIMENTATION MANHOLE INSTALLED UNDER SEPARATE PERMIT.
24. INSTALL 6" 3034 PVC SANITARY SEWER FROM SPLASH PAD VAULT.
25. COORDINATE WITH PGE TO RELOCATE EXISTING POWER POLE.
26. SEE SHEET 010 FOR PLAZA LIGHTING PLAN. PLAZA ELECTRICAL PLAN PER SITE WORK PERMITS FOUND UNDER CITY OF GRESHAM PROJECT NO. BP 18-909 (BUILDING C).
27. CONTRACTOR TO COORDINATE WITH CITY OF GRESHAM TO INSPECT EXISTING DRYWELL AND REPAIR OR TEST AS NEEDED.
28. INSTALL SIGNAL COMMUNICATION CONDUIT AND JUNCTION BOX PER C.O.G. DETAIL 651, SHT. 013.
29. NOT USED
30. NOT USED
31. NOT USED
32. ROCKWOOD WATER PUD TO WET TAP EXISTING WATER MAIN (TYP.).
33. EXISTING 8" CONNECTION TO BE ABANDONED BY ROCKWOOD WATER PUD
34. CONNECT TO EXISTING PIPE STUB (TYP.)
35. INSTALL TEMPORARY CATCHBASIN LATERAL. LATERAL TO BE ABANDONED DURING CONSTRUCTION OF BUILDING 'B'
36. STUB UTILITIES (TYP.) IN PREPARATION FOR BUILDING 'B' CONSTRUCTION
37. INSTALL STANDARD 48" SANITARY SEWER MANHOLE PER C.O.G. DETAIL 201, SHT. 014
38. INSTALL 6" 3034 SANITARY LINE & CLEAN OUT (TYP.) FOR FUTURE BUILDING PHASE TIE-IN
39. INSTALL 4" NDS BACKWATER VALVE IN OLDCASTLE VALVE BOX PER DETAIL SHEET 011A. EQUAL PRODUCTS ARE ACCEPTABLE. INSTALL 4" PERFORATED FOOTING DRAIN PIPE AT 1% SLOPE (WHERE POSSIBLE) PER ARCHITECTURAL DETAIL 1, SH 8.01, AND GEOTECH REPORT
40. TRANSFORMER
41. TEMPORARY STORM POND. SEE GRADING SHEET 005.

ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

PROPOSED UTILITY PLAN

BUILDING C 458 SE 185TH AVE.
PORTLAND, OR 97233
CITY OF GRESHAM PROJECT # 072654

REVISIONS

NO.	DATE	DESCRIPTION
0	03/16/20	1ST DR SET SUBMITTAL
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EMERIO Design
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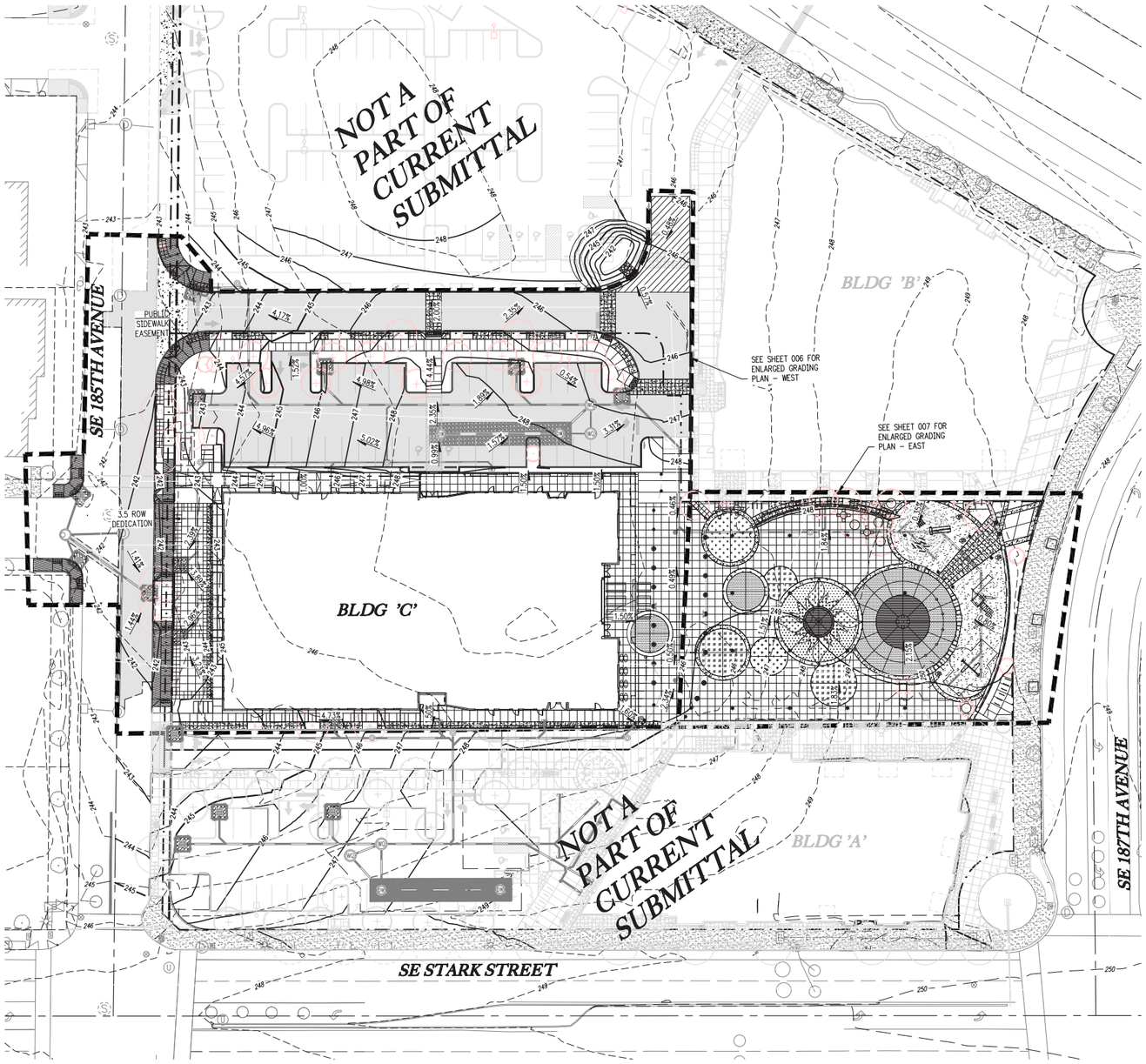
REGISTERED PROFESSIONAL ENGINEER
ERIC DANIEL EVANS

SHEET 004 OF 018

FILE:P:\203-005 Rockwood N\dwg\civ\Building C\203-005_004cup1, Layout: 004 PROPOSED UTILITY PLAN, Plot Date: 3/16/2020 3:09 PM, by: Tyler Korb

CIVIL GRADING PLAN



SCALE: 1" = 30'

LEGEND

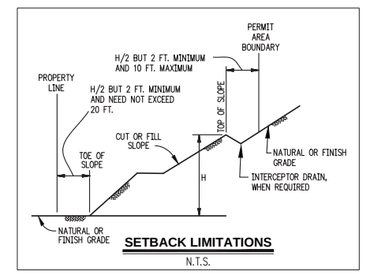
99	EXISTING 1' CONTOUR LINE
100	EXISTING 5' CONTOUR LINE
99	PROPOSED 1' CONTOUR LINE
100	PROPOSED 5' CONTOUR LINE
	BIO-BAG AT AREA DRAIN/BASIN
2.4%	FLOW DIRECTION AND SLOPE

GENERAL NOTES:

A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO GRADING

B. SITE GRADING SHALL NOT RESULT IN THE IMPOUNDMENT OF STORM WATER ON ADJACENT PROPERTIES.

C. EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE ANY SITE OR RIGHT OF WAY GRADING TAKES PLACE. SEE SHEET EC1 TO EC4 FOR PLANS.



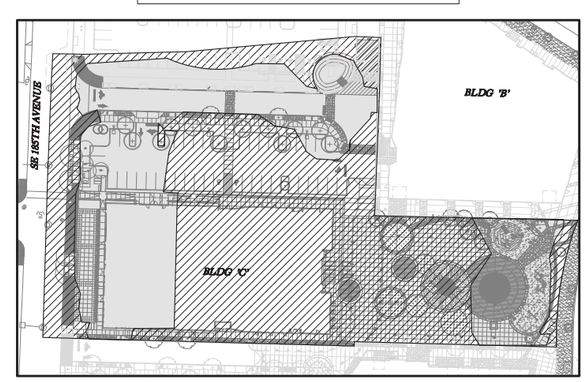
SETBACK LIMITATIONS

N.T.S.

EARTHWORK SUMMARY

	VOLUME IN CY
CUT	1,517
FILL	1,626
NET (FILL)	109

NOTE: STRIPPING AND TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION, CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES.



CUT AREAS

FILL AREAS

CUT AND FILL DIAGRAM

1" = 60'

ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

GRADING PLAN

CITY OF GRESHAM PROJECT # 072654

REVISIONS

NO.	DATE	DESCRIPTION
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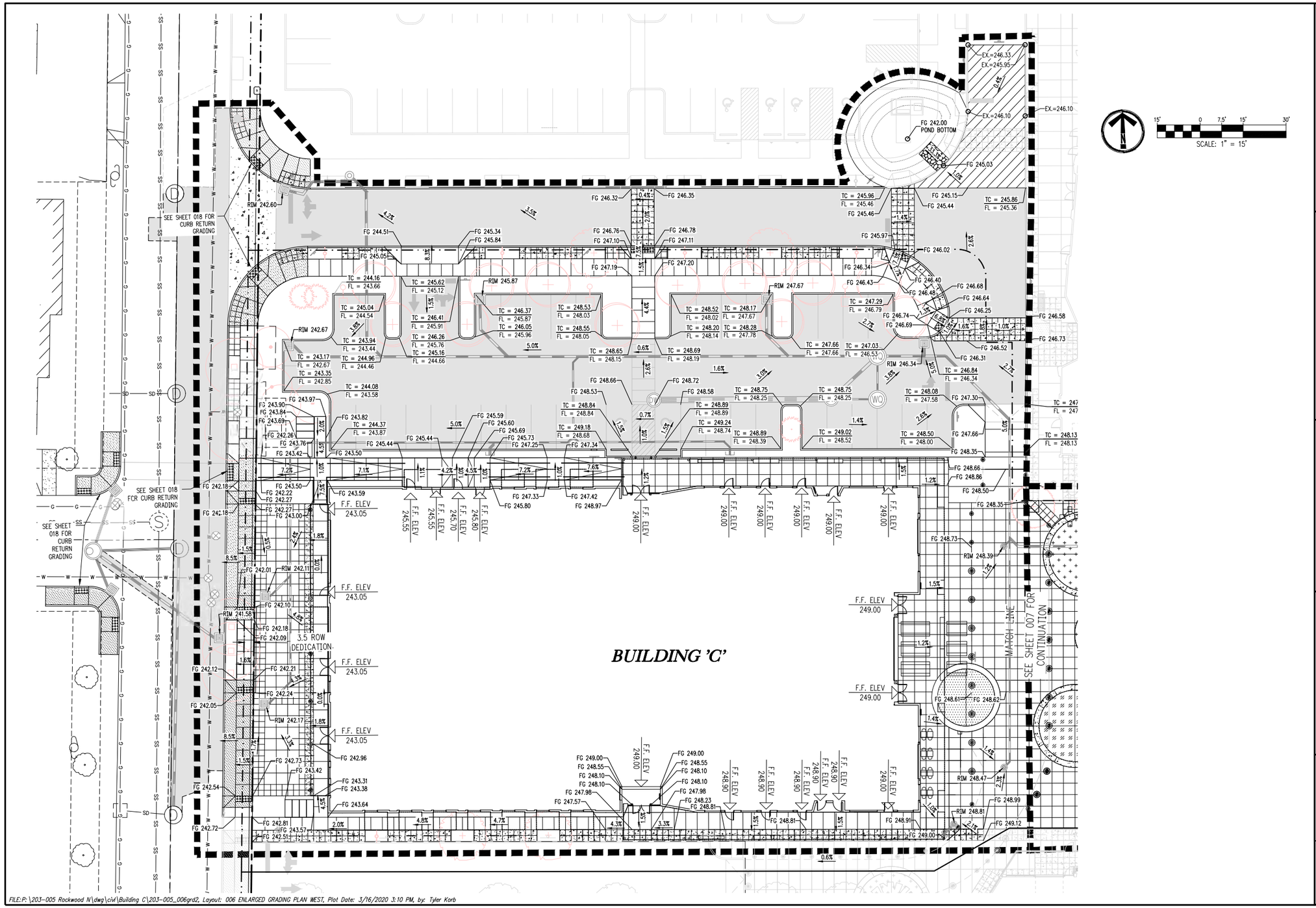
REGISTERED PROFESSIONAL ENGINEER 54665 DocuSigned by: Eric Evans 03/18/2020 11:35 AM PDT ERIC DANIEL EVANS
EXPIRES: 12/31/2021

SHEET 005 OF 018

FILE:P:\203-005 Rockwood N\dwg\civ\Building C\203-005_005grd1, Layout: 005 GRADING PLAN, Plot Date: 3/18/2020 9:38 AM, by: Tyler Korb

CIVIL GRADING PLAN - WEST



ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

ENLARGED GRADING PLAN WEST

CITY OF GRESHAM PROJECT # 072654

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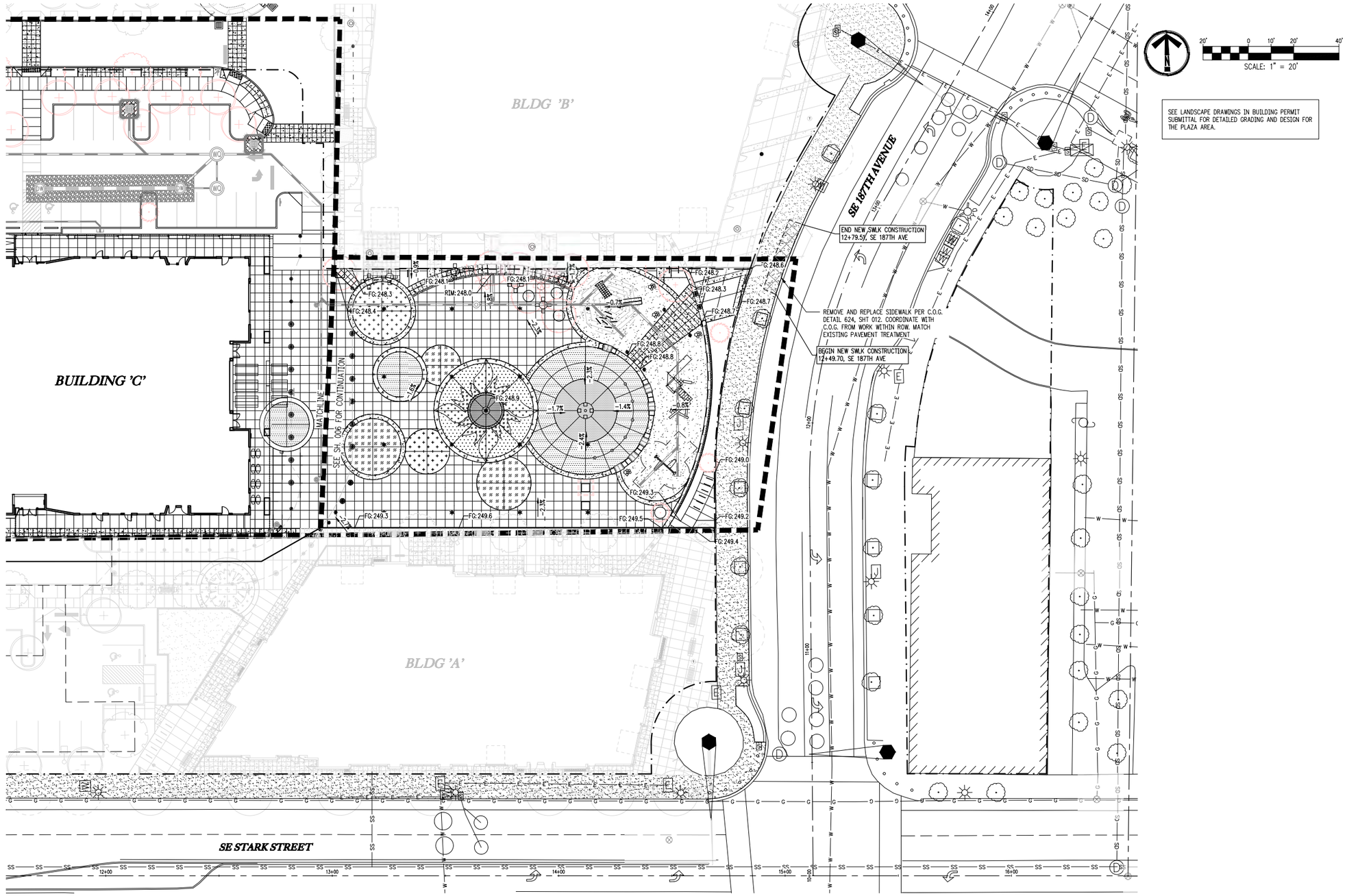
SHEET 006 OF 018

FILE:P:\203-005 Rockwood N\dwg\civ\Building C\203-005_006grd2, Layout: 006 ENLARGED GRADING PLAN WEST, Plot Date: 3/16/2020 3:10 PM, by: Tyler Korb

CIVIL GRADING PLAN - EAST



ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

ENLARGED GRADING PLAN
EAST

CITY OF GRESHAM PROJECT # 072654

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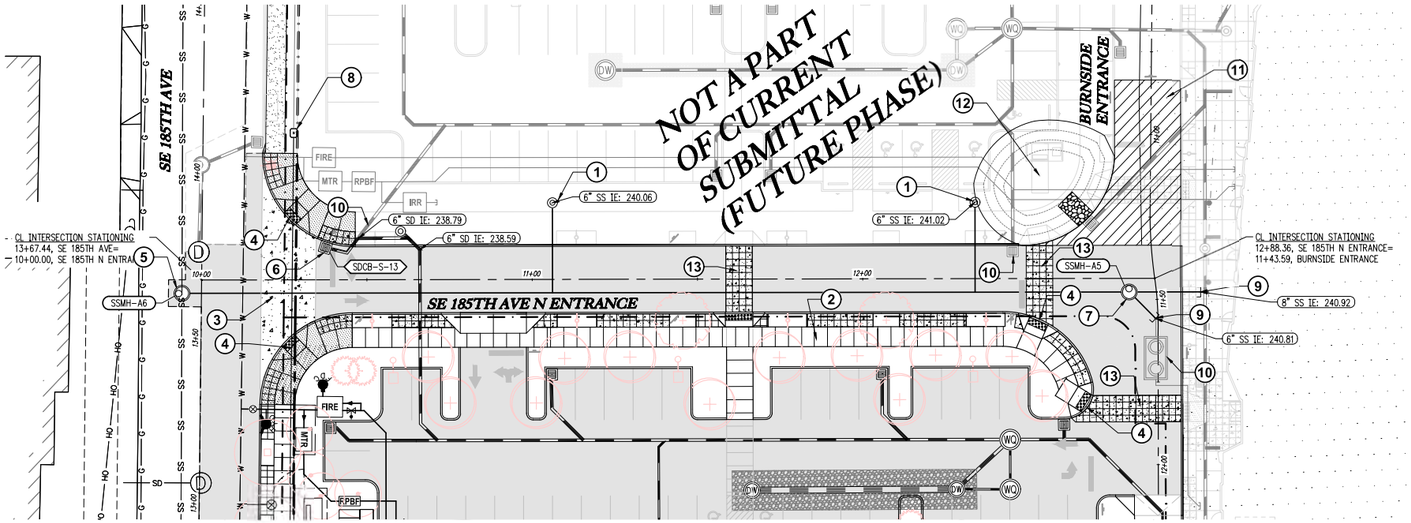
OREGON
JANUARY 14, 1986
Digitally signed by Eric Evans
ERIC DANIEL EVANS
EXPIRES: 12/31/2020

SHEET 007 OF 018

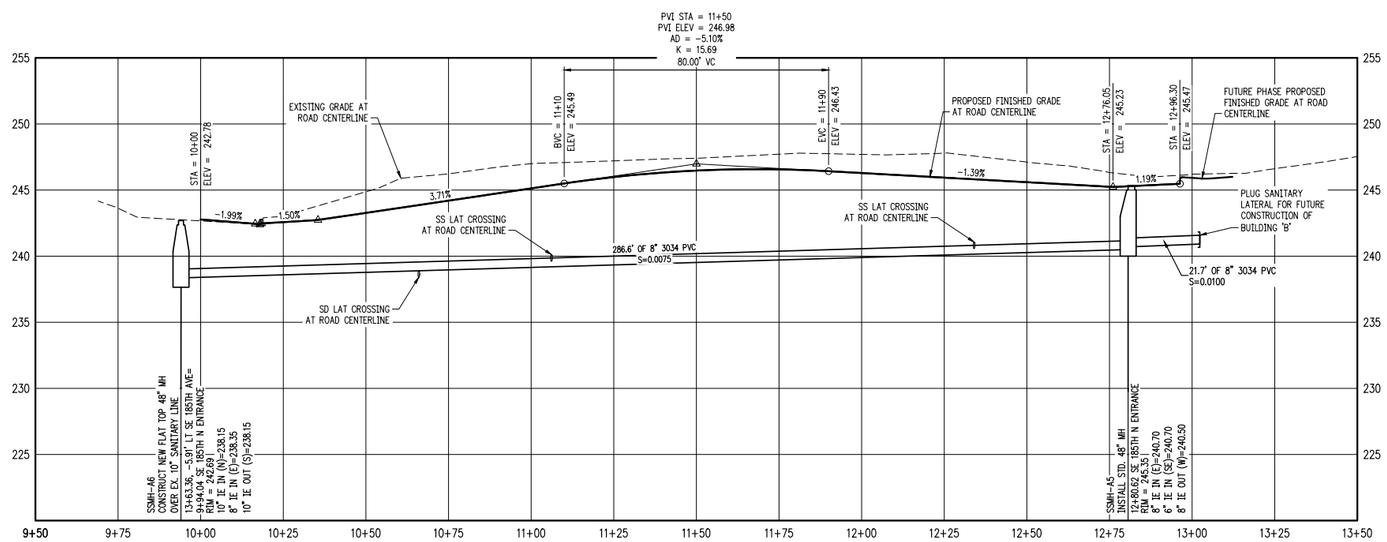
FILE:P:\203-005 Rockwood N\dwg\civil\Building C\203-005_007grd3, Layout: 007 ENLARGED GRADING PLAN EAST, Plot Date: 3/16/2020 3:10 PM, by: Tyler Korb

CIVIL 185TH ENTRANCE PLAN



SE 185TH AVE N. ENTRANCE - PLAN

SCALE: 1"=20'



SE 185TH AVE ENTRANCE- PROFILE

SCALE: 1"=20' H, 1"=5 V

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. INSTALL 6" 3034 PVC SANITARY LINE & CLEAN OUT FOR FUTURE BUILDING PHASE TIE-INS.
2. INSTALL 10' PRIVATE SIDEWALK PER DETAIL 6, SHT. 011.
3. INSTALL CURB RETURN DRIVEWAY APPROACH PER C.O.G. DWG. NO. 623, SHT. 012.
4. INSTALL PERPENDICULAR SIDEWALK RAMP PER C.O.G. DETAIL 626, SHEET 013, AND GRADING DETAIL ON SHEET 018.
5. INSTALL CAST-IN-PLACE 48" SANITARY SEWER MANHOLE OVER EXISTING SANITARY LINE PER C.O.G. DETAIL 306, SHT. 014.
6. INSTALL GIBSON CATCH BASIN WITH TEMPORARY LATERAL PER DETAIL T2, SHT. 011. LATERAL TO BE ABANDONED ONCE BUILDING 'B' STORM SYSTEM IS CONSTRUCTED
7. INSTALL STANDARD 48" SANITARY SEWER MANHOLE PER C.O.G. DETAIL 301, SHT. 014
8. INSTALL SIGNAL COMMUNICATIONS JUNCTION BOX PER C.O.G. SIGNAL COMMUNICATIONS CONDUIT DETAIL 651, SHT. 13.
9. STUB UTILITIES IN PREPARATION FOR BUILDING 'B' CONSTRUCTION
10. TO BE CONSTRUCTED DURING BUILDING 'B' PHASE
11. INSTALL TEMPORARY FIRE TURNAROUND. CONTRACTOR TO USE EXISTING ASPHALT AS MUCH AS POSSIBLE AND PLACE 1.0' OF 1"-0" COMPACTED AGGREGATE IN PLACE OF EXISTING SOIL. GRADES TO NOT EXCEED 5% ON TEMPORARY TURNAROUND.
12. INSTALL TEMPORARY STORM POND. CONSTRUCT WITH 3:1 MAX SIDE SLOPE.
13. INSTALL REINFORCED CONCRETE CROSSWALKS PER SIDEWALK DETAIL 8, SHEET 11A.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITED.

NOTE:

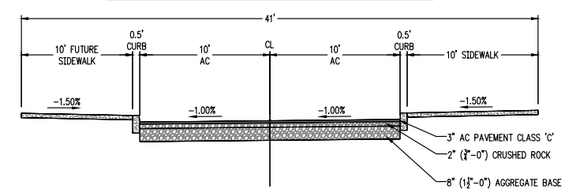
WATERLINE SHALL BE C900 PVC FROM METER VAULT AND DCDA TO BUILDING. ALL PIPE BEDDING & BACKFILL FOR WATER LINES SHALL BE PER ROCKWOOD WATER PUD DETAIL SD-51. DISTRICT SHALL INSTALL TAP AND LINE TO METER VAULT, DCDA AND FIRE HYDRANT.

ALL PIPES SHALL BE PVC 3034 UNLESS OTHERWISE NOTED.

ALL PIPES FOR PLUMBING UNDER SEPARATE BUILDING AND PLUMBING PERMIT.

ALL ON-SITE TRENCH BACKFILL & PIPE BEDDING PER DETAIL 4, SHT. 016.

ALL OFF-SITE TRENCH BACKFILL & PIPE BEDDING PER C.O.G. DETAIL 314, SHT. 017.



SE 185TH AVE ENTRANCE-TYPICAL SECTION

CATCH BASIN DATA TABLE

CATCH BASIN	C.B. TYPE	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-S-13	GIBSON CATCHBASIN	10+37.43 9.78' LT	242.60	238.91	0.0100	6.65 LF 6" 3034 PVC

ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

SE 185TH AVE NORTH PARKING ENTRANCE PLAN & PROFILE

CITY OF GRESHAM PROJECT # 072654

REVISIONS

NO.	DATE	DESCRIPTION
0	03/16/20	1ST DR SET SUBMITTAL
1		
2		
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4		

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REGISTERED PROFESSIONAL ENGINEER
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Digitally signed by Eric Evans
ERIC DANIEL EVANS
RENEWAL DATE: 12/31/2020

SHEET 008 OF 018

FILE:P:\203-005 Rockwood N\dwg\civ\Building C\203-005_008st01, Layout: 008 SE 185TH AVE NORTH PARKING ENTRANCE PLAN & PROFILE, Plot Date: 3/16/2020 3:10 PM, by: Tyler Korb